

## DECLARATION OF CONDOMINIUM FOR RIVERS EDGE ON UNIVERSITY OFFICE CONDOMINIUMS

### A Condominium Project

THIS DECLARATION OF CONDOMINIUM is made and entered into as of the 23<sup>rd</sup> day of May, 2023, by Brighton Provo Offices LLC, a Utah Limited Liability Company (collectively "Declarant").



### RECITALS

*In addition to the terms of this Declaration, the Office Property is and shall be subject to the terms of that certain Master Declaration of Covenants, Conditions, and Restrictions for The Mix at Rivers Edge recorded as Entry number 86004 on May 6, 2021, in the office of the County Recorder of Utah County, Utah (referred to herein as the "Master Declaration"). This Declaration is and shall be subordinate to the Master Declaration.*

A. Description of Land. The Declarant is the owner of the following described land (the "Land") situated in Provo, Utah County, State of Utah:

See Exhibit A attached (the "Land")

B. Building and Improvements. The Declarant has constructed one (1) two-story office building on the Land, as shown on the Map referred to below.

C. Condominium Plat. The Declarant intends to execute, acknowledge and record in the office of the Utah County Recorder, State of Utah, a document pertaining to the Project, entitled "Rivers Edge on University Office Condo"

D. Commercial Land. The Land is located within the "Commercial Land", as defined in the Master Declaration, of a shopping center currently known as the Mix at Rivers Edge, which was formerly known as the Plum Tree center, and it is anticipated that the center shall be renamed the River's Edge on University (the "Center").

E. Intent and Purpose. The Declarant intends by recording this Declaration and the Condominium Plat to submit the Land, the Building(s), and all other improvements situated in or upon the Land to the provisions of the Condominium Act as a fee simple Condominium Project and to impose upon said property mutually beneficial restrictions under a general plan of improvement for the benefit of all Condominiums in the Project and the Owners thereof.

NOW, THEREFORE, the Declarant does hereby make the following Declaration:

### ARTICLE I

## DEFINITIONS

- 1.1 **Defined Terms**. Unless the context clearly indicates otherwise, certain terms used in this Declaration shall have the meanings set forth in this Article I.
- 1.2 **Association** shall mean Rivers Edge Offices HOA, Inc. Owners Association, a Utah nonprofit corporation, organized to be the Association referred to in this Declaration.
- 1.3 **Board of Directors** shall mean the governing board of the Association, appointed or elected in accordance with this Declaration, the Articles of Incorporation and Bylaws of the Association.
- 1.4 **Building** shall mean an office building that contains a unit or units that have been or will be constructed on and become part of the Land, as shown on the Condominium Plat.
- 1.5 **Building Envelope** shall mean the outside face of the finish material placed on all exterior walls of the Building including canopies, exterior stairs, and lighting fixtures.
- 1.6 **Common Areas** shall mean all physical portions of the Project, except all Units constructed or to be constructed as provided in this Declaration.
- 1.7 **Common Expense Fund** shall mean the Common Expense Fund created or to be created and funded in accordance with the provisions of Article X of this Declaration.
- 1.8 **Condominium** shall mean the ownership of a single Unit and the undivided interest (expressed as a percentage of the entire ownership interest) in the Common Areas and facilities appurtenant to such Unit, as set forth in Exhibit B attached hereto.
- 1.9 **Condominium Ownership Act** shall mean the Utah "Condominium Ownership Act" and amendments thereto. (Title 57, Chapter 8, UTAH CODE ANN.).
- 1.10 **Condominium Plat** shall mean the Condominium Plat for the Rivers Edge on University Office Condominiums.
- 1.11 **Declarant** shall mean Brighton Provo Offices LLC, a Utah limited liability company, and its respective successors and assigns.
- 1.12 **Directors** shall mean the persons designated as "Directors" in accordance with the Articles of Incorporation and Bylaws of the Association.
- 1.13 **Land** shall mean the land upon which the Project is situated, as more particularly described in Exhibit A attached.
- 1.14 **Limited Common Area** shall mean areas within the Building for the sole use of the Owners of the Office Property and their clients/employees.
- 1.15 **Manager** shall mean the professional person, firm or company, if any, designated

from time to time by the Association to manage, in whole or in part, the affairs of the Association and the Project.

1.16 Master Association shall mean The Mix at Rivers Edge Owners Association, Inc., which is the Center. The Project is part of The Mix at Rivers Edge, and is subject not only to the provisions of this Declaration but also to the provisions of the Master Declaration. Each Owner of a Lot is automatically a member of the Master Association on and pursuant to the terms of the Master Declaration.

1.17 Mortgage shall mean any mortgage, deed of trust or other security instrument by which a Condominium or any part thereof or interest therein is encumbered.

1.18 Mortgagee shall mean (i) any person named as the mortgagee or beneficiary under any Mortgage by which the interest of any Owner is encumbered, or (ii) any successor to the interest of such person under such Mortgage.

1.19 Owner shall mean the person or persons (including the Declarant) owning, in fee simple, a Condominium in the Project, and the portion of the Land on which a condominium or condominiums may be constructed consistent with this Declaration, as such ownership is shown by the records of the County Recorder of Utah County, State of Utah. The term "Owner" shall not refer to any Mortgagee (unless such Mortgagee has acquired title for other than security purposes) or to any person or persons purchasing a Condominium under contract (until such contract is fully performed and legal title conveyed of record).

1.20 Project shall mean the Land, the Buildings, and all improvements submitted by this Declaration and the Condominium Plat to the provisions of the Condominium Ownership Act.

1.21 Office Property shall mean the Land, the Buildings, all improvements and structures thereon, all easements, rights and appurtenances belonging thereto and all articles of personal property intended for use in connection therewith.

1.22 Total votes of the Association shall mean the total number of votes relating to all Condominiums in the Project or Condominiums that may be constructed on that portion of the Land owned by the Declarant consistent with this Declaration, as shown on Exhibit B attached.

1.23 Unit shall mean a separate physical part of the Office Property intended for any type of independent use, including one or more rooms or spaces located in a Building constructed or to be constructed as shown on the Condominium Plat, together with all fixtures and improvements therein contained. Paint and other wall, ceiling, or floor coverings on interior surfaces shall be deemed to be a portion of the Unit. Notwithstanding the fact that they may be within the boundaries of such physical part, the following are not part of a Unit insofar as they are necessary for the support or for the use and enjoyment of another Unit: Bearing walls, floors, ceilings and roofs (except the interior surfaces thereof), foundations, ceiling equipment, tanks, pumps, pipes, vents, ducts, shafts, flues, chutes, conduits, wires and other utility installations, except the outlets thereof when located within the Unit. The interior surfaces of a window or door shall mean the points at which such surfaces are located when the window or door is closed.

## ARTICLE II

### SUBMISSION AND DIVISION OF PROJECT

2.1 Submission to Condominium. The Declarant submits the Office Property and all other improvements now or later made in or to the Office Property to the provisions of the Condominium Ownership Act. All of the foregoing is and shall be held, conveyed, hypothecated, encumbered, leased, rented, used and improved as a fee simple, integrated use Condominium Project to be known as Rivers Edge on University Office Condominiums, a Condominium Project. All of said property is and shall be subject to the covenants, conditions, restrictions, uses, limitations, and obligations set forth herein, each and all of which are declared and agreed to be for the benefit of said Project and in furtherance of a plan for improvement of said property and division thereof into Condominiums. Each and all of the provisions of this Declaration shall be deemed to run with the land and shall be a burden and a benefit to the Declarant, the Declarant's successors and assigns, and to any person acquiring, renting, leasing or owning an interest in the real property and improvements comprising the Project, and to their respective heirs, personal representatives, successors and assigns.

2.2 Division into Condominiums. The Project is divided into Condominiums and each Condominium consists of a Unit and an appurtenant undivided interest in the Commons Areas, as shown in Exhibit B attached hereto.

## ARTICLE III

### BUILDING AND IMPROVEMENTS

3.1 Building and Improvements. The Buildings and other improvements constructed or to be constructed in or upon the Land are described on the Condominium Plat. The following information regarding the Buildings is also contained on the Condominium Plat: (i) the number of Units in the Buildings; and (ii) a description of the principal materials of which the Building is constructed; and (iii) the number of stories of the Buildings.

3.2 Description of Units. The Condominium Plat contains the unit number, location and dimensions of each Unit in the Project and all other information necessary to identify each such Unit.

3.3 Description of Common Areas. The Condominium Plat contains a description of the Common Areas of the Project and the improvements.

## ARTICLE IV

### NATURE AND INCIDENTS OF CONDOMINIUM OWNERSHIP

4.1 **Interior of Units.** Each Owner shall have the exclusive right to paint, repaint, tile, wax, paper, carpet or otherwise decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of the Owner's Unit and the surfaces of all walls, ceilings, floors and doors within such boundaries. Each Owner shall also have the right to construct partition walls, fixtures and improvements within the boundaries of this Unit, provided, however, that such partition walls, fixtures and improvements (i) shall comply with all applicable laws, ordinances and building codes, (ii) shall not interfere with facilities necessary for the support, use or enjoyment of any other part of the Project, (iii) shall not impair the structural soundness or integrity of the Building, and (iv) shall not encroach upon any part of the Common Areas (unless the Association shall consent in writing to each such encroachment).

4.2 **The Owner's Maintenance of Units.** Each Owner shall keep the interior of the Owner's Unit, including interior walls, windows, ceilings, floors and fixtures and appurtenance thereto, in a clean and sanitary condition and in good repair. If any Unit shall develop an unsanitary or unclean condition or fall into a state of disrepair, and if the Owner of the Unit shall fail to correct the condition or state of disrepair within fifteen (15) days after written notice thereof from the Association, the Association shall have the right, at the expense of the Owner and without liability to the Owner for trespass or otherwise, to enter the Unit and correct or eliminate the unsanitary or unclean condition or state of disrepair; provided that the Association shall not have any obligation to correct or eliminate such condition or state of disrepair.

4.3 **Right to Combine Units.** With the written consent of the Association, which consent shall not be unreasonably withheld, two or more Units may be utilized by the Owner or Owners thereof as if they were one Unit. To the extent permitted in the written consent of the Association, any walls, floors, ceilings or other structural separations between any two Units, or any space which would be occupied by such structural separations, but for the utilization of the two Units as one Unit, may, for as long as the two Units are utilized as one Unit, be utilized by the Owner or Owners of the adjoining Units as Common Areas, except to the extent that any structural separations are necessary or appropriate, or contain facilities necessary or appropriate, for the support, use or enjoyment of other parts of the Project. At any time, upon the written request of the Owner of one of such adjoining Units, any opening between the two Units which, but for joint utilization of the two Units, would have been occupied by structural separation, shall be closed, at the equal expense of the Owner or Owners of each of the two Units and the structural separations between the two Units shall thereupon become Common Areas.

4.4 **Title.** Title to a Condominium within the Project may be held or owned by any person or entity, or any combination thereof, and in any manner in which title to any other real property may be held or owned in the State of Utah, including without limitation joint tenancy or tenancy in common.

4.5 **Ownership of Common Areas.** The undivided interest in the Common Areas appurtenant to each Unit in the Project shall be as set forth in Exhibit B attached hereto. The percentages appurtenant to each Unit as shown in Exhibit B shall have a permanent character and shall not be altered without the unanimous written consent of all Owners in a duly recorded amendment to this Declaration. Except as otherwise provided in this Declaration, any Owner shall be entitled to nonexclusive use of the Common Areas in any manner that does not hinder or

encroach upon the rights of other Owners and is not contrary to any applicable rules or regulations promulgated by the Association.

4.6 Inseparability. Title to no part of a Condominium in the Project may be separated from any other part, and each Unit and the undivided interest in the Common Areas appurtenant to each Unit shall always be conveyed, devised, encumbered and otherwise affected only as a complete Condominium. Every devise, encumbrance, conveyance or other disposition of a Condominium, or any part thereof, shall be construed to be a devise, encumbrance, conveyance or other disposition, respectively, of the entire Condominium, together with all appurtenant rights created by law or by this Declaration, including without limitation, appurtenant membership in the Association.

4.7 No Partition. The Common Areas shall be owned in common by all of the Owners, and no Owner may bring any action for partition thereof

4.8 Separate Mortgages by Owners. Each Owner shall have the right separately to Mortgage or otherwise encumber his Condominium. No Owner shall attempt to or shall have the right to Mortgage or otherwise encumber the Common Areas or any part thereof, except the undivided interest therein appurtenant to his Condominium. Any Mortgage or other encumbrance of any Condominium within the Project shall be subordinate to all of the provisions of this Declaration and, in the event of foreclosure of such Mortgage, the provisions of this Declaration shall be binding upon any Owner whose title is derived through foreclosure by private power of sale, judicial foreclosure, or otherwise.

4.9 Separate Taxation. Each Condominium within the Project, including each Unit and appurtenant undivided interest in the Common Areas, shall be deemed to be a parcel and shall be assessed separately for all taxes, assessments and other charges of the State of Utah or of any political subdivision or of any special improvement district or of any other taxing or assessing authority. For purposes of such assessment, the valuation of the Common Areas shall be apportioned among the Units in proportion to the undivided interests in the Common Areas appurtenant to such Units. All such taxes, assessments and other charges on each respective Condominium shall be separately levied against the Owner thereof. No forfeiture or sale of any Condominium for delinquent taxes, assessments or other governmental charges shall divest or in any way affect the title to any other Condominium.

4.10 Mechanics Liens. No labor performed or material furnished for use in connection with any Unit with the consent or at the request of an Owner or his agent or contractor shall create any right to file a statement of mechanic's lien against the Unit of any other Owner not expressly consenting to or requesting such labor or material or against any interest in the Common Areas, except the undivided interest in the Common Areas appurtenant to the Unit of the Owner for whom such labor or materials, respectively, shall have been performed or furnished.

4.11 Description of Condominium. Every contract for the sale of a Condominium and every other instrument affecting title to a Condominium in the Project may describe a Unit by its identifying number or symbol as indicated in this Declaration or as shown on the Condominium Plat. Such description will be construed to describe the Unit, together with its appurtenant

undivided interest in the Common Areas, and to incorporate all of the rights incident to ownership of a Condominium in the Project and all of the rights incident to ownership of a Condominium in the Project and all of the limitations on such ownership.

## ARTICLE V

### OFFICE CONDOMINIUMS

5.1 Use of Office Units. All units in the Project shall be used exclusively for business offices, financial facilities, data processing facilities and offices, travel agencies, brokerage offices, property management offices, sales offices, professional offices, medical or dental offices or similar purposes, as the Association may from time to time determine. No Unit within the Project shall be used for any purpose that will violate any applicable ordinance, statute or regulation. Notwithstanding anything to the contrary herein, with the advance approval of the Association, which approval may be granted, withheld or delayed in the sole discretion of the Association, retail uses shall be permitted in Units that have direct access from the street level.

5.2 Leasing Restricted. An Owner may, from time to time, lease all or any part or parts of the Owner's Unit; provided, however, that (i) the Owner shall promptly notify the Association of each such lease in writing, (ii) the Owner shall provide to the Association the name of the tenant under each such lease and the address of the Owner, and (iii) each such lease shall include or be deemed to include a covenant on the part of the tenant substantially as follows: "Tenant agrees with the landlord and with and for the benefit of the Association that during the term of this lease, tenant will use and occupy the premises and all parts of the Project in strict compliance with the Condominium Act, the Declaration, the Bylaws of the Association, and all rules and regulations from time to time adopted by the Association as fully as if tenant were an Owner." As used in this section, the term lease shall include a lease, rental arrangement, license or other arrangement for third party use of a Unit or any part or parts thereof.

5.3 Common Areas. Each Owner shall have the nonexclusive right to use the Common Areas in common with other Owners and in accordance with rules and regulations from time to time adopted by the Association. The Association may adopt reasonable rules and regulations governing all aspects of the Common Areas; provided, however, that all such rules and regulations relating to use of the Common Areas or access thereto must be approved by a majority of the Directors as provided in Section 9.5 hereof.

5.4 Rules and Regulations. Each Owner shall comply strictly with all rules and regulations adopted by the Association for the governance of the Units, the Common Areas, the Project and all parts thereof, as such rules and regulations may from time to time be modified, amended and constructed by the Association. No rules or regulations relating to the use of the Units or to access thereto shall be valid unless properly approved by a majority of the Directors as provided in Section 9.5 of this Declaration.

## ARTICLE VI

### GENERAL RESTRICTIONS

6.1 No Noxious or Offensive Activity. No noxious or offensive activity shall be carried on in or upon any part of the Project, nor shall anything be done or placed in or upon any part of the Project which is or may become a nuisance or which may cause unreasonable disturbance or annoyance to Owners generally. No activities shall be conducted, nor improvements constructed, in or upon any part of the Project, which are or may become unsafe or hazardous to any person or property.

6.2 Restriction on Signs. No signs, flags or advertising, devices of any nature, including without limitation commercial, political, informational or directional signs or devices, shall be erected or maintained on any part of the Project, without the prior written approval of the Association (except as may be necessary temporarily to caution or warn of danger). If the Association consents to the erection of any such signs or devices, the same shall be removed promptly at the request of the Association. No signage may be affixed or attached to the Building without first obtaining the written consent of a majority of the Members of the Association. All signs must meet the requirements of the Provo City zoning code and all development agreements relating to the Project.

6.2.1 Signage Standards. Building signage shall be constructed of metal and be either white or black in color depending on the color of the building behind the signage. Signage shall be constructed of individual channel letters that are front-lit. Box signage is prohibited. If a logo is desired the logo shall fit within the dimensions allowed and shall be monochromatic. No gooseneck lighting shall be permitted to light signage. Exterior signage shall be no taller than three (3) feet in height and no wider than eighteen (18) feet with placement approved in writing by HOA.

6.3 Restriction on Window Coverings. The color and type of window coverings visible from the outside of a Unit must be approved in writing by the Association. No treatment of exterior windows (including tinting, mirror finish, signage etc.) shall be permitted without the written approval of the Association.

6.4 No Alterations. No Owner shall, without the prior written consent of the Association in each specific instance, make or cause to be made any alteration, addition or improvement in or to the Common Areas or any part thereof, or do any act that would impair the structural soundness or integrity of the Buildings or jeopardize the safety of persons or property or impair any easement or hereditament appurtenant to the Project.



6.5 No Obstructions. No Owner shall obstruct the Common Areas or any part thereof. No Owner shall store or cause to be stored in the Common Areas any property whatsoever, unless the Association shall consent thereto in writing.

6.6 No Overloading. No Owner shall bring anything into the Owner's Unit or permit anything to be done in the Unit that will cause damage to the Building(s) or any portion thereof. No Owner shall overload the floor of the Owner's Unit. No Owner shall permit the use or operation in his Unit of any equipment, machinery or other apparatus that will in any manner injure, vibrate or shake the Building or any portion thereof.

6.7 No Damage or Dangerous Activities. Except with the prior written consent of the Association, nothing shall be done or kept in any Unit, in the Common Areas, or in any other part of the Project that would result in cancellation of the insurance on the Project or any part thereof, nor shall anything be done or kept in any Unit that would increase the rate of insurance on the Project, or any part thereof, over that which the Association, but for such specific activity, would pay. Nothing shall be done or kept in any Unit or in the Common Areas, or any part thereof, which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed, applicable requirement of any governmental authority. No damage to or waste of the Common Areas, or any part thereof shall be committed by any Owner or guest of any Owner, and each Owner shall indemnify and hold harmless the Association from any such damage or waste caused by such Owner or by the guests, tenants, licensees or invitees of such Owner.

6.8 Construction Period Exemption. During the course of actual construction of any permitted structures or improvements within the Project, the provisions, covenants, conditions and restrictions contained in this Declaration shall be deemed waived to the extent necessary or convenient to permit such construction; provided, however, that during the course of such construction, nothing shall be done which will result in a violation of any of said provisions, covenants, conditions or restrictions upon completion of the construction.

## ARTICLE VII

### EASEMENTS

7.1 Easements for Encroachments. If any part of the Common Areas encroaches or shall hereafter encroach upon any Unit, an easement for such encroachment and for the maintenance of the same shall and does exist. If any part of a Unit encroaches or shall hereafter encroach upon the Common Areas, or upon an adjoining Unit, an easement for such encroachment and for the maintenance of the same shall and does exist. Such encroachments shall not be considered to be encumbrances either on the Common Areas or the Units, as the case may be. Encroachments referred to in this Section 7.1 shall include, without limitation, encroachments caused by error in the original construction of the Building or any improvements constructed or to be constructed within the Project as shown on the Condominium Plat, by error in the Condominium Plat, by settling, rising or shifting of the earth, or by changes in position caused by repair or reconstruction of the Project, or any part thereof, in accordance with the provisions of this Declaration.

7.2 Easements for Maintenance, Cleaning and Repair. Some of the Common Areas may be located within the Units or may be conveniently accessible only through the Units. The Association shall have the irrevocable right to have access to each Unit and to all Common Areas from time to time during such reasonable hours as may be necessary for the maintenance, cleaning, repair or replacement of any Common Areas or for making emergency repairs at any time therein necessary to prevent damage to the Common Areas or to any Unit. In addition, agents of the Association may enter any Unit when necessary in connection with any cleaning, maintenance, repair, replacement, landscaping, construction or reconstruction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owners as practicable, and any damage caused thereby shall be repaired by the Association with funds from the Common Expense Fund.

7.3 Right to Ingress, Egress and Support. Each Owner shall have the right to ingress and egress over, upon and across the Common Areas as necessary for access to such Owner's Unit and to any Limited Common Areas appurtenant to such Unit, and shall have the right to horizontal, vertical and lateral support of such Unit, and all of such rights shall be appurtenant to and pass with title to each Condominium.

7.4 Association's Right to Use Common Areas. The Association shall have an easement to make such use of the Common Areas as may be necessary or convenient to perform the duties and functions that it is obligated or permitted to perform pursuant to this Declaration, including, without limitation, the right to construct and maintain in the Common Areas facilities for use by Owners generally or by the Association and its agents exclusively.

7.5 Easement for Completion of Project. The Declarant shall have a transferable easement over and on the Common Areas for the purpose of completing construction of the Project and making improvements therein as shown on the Condominium Plat, and for the purpose of doing all things reasonably necessary or appropriate in connection therewith. To the extent that damage is inflicted on any part of the Project by any person utilizing said easement, the person causing the damage shall be liable to the Association for the prompt repair of such damage.

7.6 Easements Deemed Created. All conveyances of Condominiums within the Project hereafter made, whether by the Declarant or otherwise, shall be construed to grant and reserve such reciprocal easements as are provided herein, even though no specific reference to such easements appears in any such conveyance.

## ARTICLE VIII

### THE ASSOCIATION

8.1 Membership. Each Owner shall be entitled and required to be a member of the Association. Membership shall begin immediately and automatically upon becoming an Owner and shall terminate immediately and automatically upon ceasing to be an Owner. If title to a Condominium is held by more than one person, the membership appurtenant to such

Condominium shall be shared by all such persons in the same proportionate interests and in the same type of tenancy as title to the Condominium is held. An Owner shall be entitled to one membership for each Condominium owned by him or her. Each membership shall be appurtenant to the Condominium to which it relates and shall be transferred automatically by conveyance of that Condominium. Ownership of a Condominium in the Project may not be separated from the membership in the Association appurtenant thereto, and any devise, encumbrance, conveyance or other disposition of a Condominium shall be construed to be a devise, encumbrance, conveyance or other disposition, respectively, of the Owner's appurtenant membership in the Association. No person or entity other than an Owner may be a member of the Association, and membership in the Association may not be transferred except in connection with the transfer of a Condominium.

8.2 Board of Directors. Until such time as the responsibility for electing Directors is transferred to the Owners in accordance with Utah law, the Declarant shall have the exclusive right to appoint, remove and replace all Directors of the Association.

8.3 Votes. The number of votes appurtenant to each respective Condominium and membership shall be as set forth in Exhibit B attached hereto. The number of votes appurtenant to each Condominium as set forth in said Exhibit B shall have a permanent character and shall not be altered without the unanimous written consent of all Owners set forth in an amendment to this Declaration and with the Utah County Recorder.

8.4 Amplification. The provisions of this Article VIII may be amplified by the Articles of Incorporation and Bylaws of the Association; provided, however, that no such amplification shall substantially alter or amend any of the rights or obligations of the Owners set forth in this Declaration. The initial Bylaws of the Association shall be in the form of Exhibit C attached hereto.

## ARTICLE IX

### CERTAIN RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

9.1 Common Areas. The Association, subject to the rights and duties of the Owners as set forth in this Declaration and the Master Declaration, shall be responsible for the exclusive management and control of the Common Areas and all improvements thereon and shall keep the same in a good, clean, attractive, safe and sanitary condition, order and repair. The Association shall be responsible for the maintenance and repair of the exterior of the Building, including, without limitation, painting thereof, repair and replacement of exterior trim and roofs and maintenance of, rooftop facilities, if any. The Association shall also be responsible for maintenance, repair and replacement of Common Areas within the Building, Common Facilities and all improvements and other items located within or used in connection with the Common Areas. All goods and services provided by the Association in performing its responsibilities under this section shall be paid for with funds from the Common Expense Fund. The Master Association shall be responsible for the exclusive management and control of all Common Areas and improvements thereon outside of the Building Envelope and shall keep the same in a good, clean, attractive, safe and sanitary condition, order and repair. All parking stalls on and off the Project

within the Master Association shall also be managed under the Master Association with shared parking as laid out in the Master Association declaration.

9.2 Manager. The Project shall, at all times, be managed by a Manager under the general direction of the Association. The Association, by written contract, may delegate in whole or in part to a Manager such of the Association's duties, responsibilities, functions and powers hereunder as are properly delegable. The services of any Manager retained by the Association shall be paid for with funds from the Common Expense Fund.

9.3 Miscellaneous Goods and Services. The Association may obtain and pay for the services of such personnel as the Association shall determine to be necessary or desirable for the proper operation of the Project, whether such personnel are furnished or employed directly by the Association or by any person with whom it contracts. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Project or the enforcement of this Declaration. In addition to the foregoing, the Association may acquire and pay for out of the Common Expense Fund water, sewer, garbage collection, electrical, gas and other necessary or desirable utility services for the Common Areas. All Units shall be separately metered and billed for all utilities with the exception of water, insurance, bonds and other goods and services common to the Units.

9.4 Real and Personal Property. The Association may acquire and hold real, personal and mixed property of all types or interests therein for the use or benefit of all of the Owners and may dispose of such property by sale or otherwise. All such property shall be paid for out of the Common Expense Fund and all proceeds from the disposition thereof shall be part of the Common Expense Fund.

9.5 Rules and Regulations. The Association may make reasonable rules and regulations governing the use of the Units, the Common Areas and all parts of the Project; provided, however, that all such rules and regulations shall be consistent with the rights and duties established in this Declaration. At all times after the Declarant turns over to the Owners responsibility for electing the Directors of the Association, all rules and regulations of the Association must be properly approved by a majority of the Directors. The Association may take judicial action against any Owner to enforce compliance with such rules and regulations or other obligations of such Owner arising hereunder or to obtain damages for noncompliance therewith, as permitted by law. In the event of any such judicial action, the Association shall be entitled to recover its costs (including reasonable attorneys' fees) from the offending Owner.

9.6 Granting Easements. The Association may, without the vote or consent of the Owners or of any other person, grant or create, on such terms as it deems advisable, utility and similar easements and rights-of-way over, under, across and through the Common Areas.

9.7 Statutory Duties and Powers. All duties, responsibilities, rights and powers imposed upon or granted to the "management committee" or to the "manager" under the Condominium Act shall be the duties, responsibilities, rights and powers of the Association hereunder.

9.8 Implied Rights. The Association may exercise any right, power or privilege given to it expressly by this Declaration or by law, and every other right or privilege reasonably implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

## ARTICLE X

### ASSESSMENTS

10.1 Agreement to Pay Assessments. The Declarant, for each Condominium owned by it within the Project, and as the owner of the Project and every part thereof, hereby covenants and each Owner of any Condominium by the acceptance of instruments of conveyance and transfer thereof, whether or not it be so expressed in said instruments, shall be deemed to covenant and agree with each other and with the Association to pay to the Association all assessments made by the Association for the purposes provided in this Declaration. Such assessments shall be fixed, established and collected from time to time as provided in this Article X.

10.2 Annual Assessments. Annual Assessments shall be computed and assessed against all completed Condominiums in the Project as follows:

(a) Common Expense. Annual Assessments shall be based upon advance estimates of the Association's cash requirements to provide for payment of all estimated expenses arising out of or connected with maintenance and operation of the Common Areas and/or furnishings, utility services and other items common to the Units including fees due to the Master Association. Such estimated expenses may include, among other things, the following: Expenses of management; real property taxes that the Association is required to pay and special assessments (unless and until the Condominiums are separately assessed); premiums for all insurance that the Association is required or permitted to maintain hereunder; repairs and maintenance; wages for Association employees, including fees for a Manager (if any); utility charges, including charges for utility services to the Units to the extent not separately metered or billed; legal and accounting fees; any deficits remaining from a previous period; creation of reasonable contingency reserve, surplus and/or sinking funds; and any other expenses and liabilities which may be incurred by the Association for the benefit of the Owners, under or by reason of this Declaration. With respect to Annual Assessments for periods after the Declarant turns over to the Owners responsibility for electing Directors, all items of the Common Expense must be approved by a majority of the Directors.

(b) Apportionment. Expenses of the Association shall be apportioned among and assessed to the Owners as follows: (i) Expenses attributable to the Common Expense shall be apportioned among and assessed to all Owners in proportion to their respective undivided interests in the Common Areas, and all funds received from each such assessment shall be part of the Common Expense Fund.

(c) Annual Budget. Annual Assessments shall be determined on a calendar-year basis, provided that the first year shall begin on the date this Declaration is recorded in the office of the County Recorder of Utah County, State of Utah, and end on December 31, 2023. Thereafter, a calendar year shall begin on January 1 and end on December 31. On or before January 1, 2024, and on or before January 1 of each year thereafter, the Association shall prepare and furnish to each Owner, or cause to be prepared and furnished to each Owner, an operating budget for the upcoming fiscal year. The budget shall itemize the estimated expenses of Common Expenses for such fiscal year and anticipated receipts (if any), and any deficits or surpluses from the prior operating period. The budget shall serve as the supporting document for the Annual Assessment for the upcoming fiscal year and as the major guideline under which the Project shall be operated during such annual period. Such budgets shall be unnecessary for Annual Assessments relative to, or for operation of the Project during, the operating period ending before December 31, 2023.

(d) Notice and Payment. Annual Assessments shall be levied on the basis of a calendar year beginning January 1 and ending the following December 31; provided that the first fiscal year shall begin on the date this Declaration is duly recorded as herein contemplated and end on December 31, 2023. Except with respect to the first fiscal year, the Association shall notify each Owner as to the amount of the Annual Assessment against his Condominium on or before December 15 each year for the fiscal year beginning on January 1 next following. Each Annual Assessment shall be payable in twelve equal monthly installments, one such installment due on the first day of each calendar month during the fiscal year to which the assessment relates; provided, however, that the Annual Assessments for the first fiscal year shall be based upon such portion of the first fiscal year and shall be payable in such installments and at such times as the Association, may determine. All unpaid installments of any Annual Assessment shall bear interest at the rate of one and one-half percent (1-1/2%) per month from the date each such installment becomes due until paid. The failure of the Association to timely give notice of any Annual Assessment as provided herein shall not be deemed a waiver or modification in any respect of the provisions of this Declaration, or a release of any Owner from the obligation to pay such assessment or any other assessment; but the date on which the payment shall become due in such case shall be deferred to a date fifteen (15) days after notice of such assessment shall have been given to the Owner in the manner provided in this Declaration.

(e) Inadequate Funds. If the Common Expense Fund shall be inadequate at any time for whatever reason, including nonpayment of any Owner's assessment, the Association may levy additional assessments in accordance with the procedure set forth in Section 10.3 below; provided, however, that the vote therein specified shall be unnecessary.

10.3 Special Assessments. In addition to the Annual Assessments authorized by this Article, the Association may, at any time and from time to time, levy Special Assessments, payable over such periods as the Association may determine, for the purpose of defraying, in whole or in

part, the cost of any construction or reconstruction, unexpected repair or replacement of the Project or any part thereof, or for any other expenses incurred or to be incurred as provided in this Declaration (including, without limitation, Common Expenses); provided, however, that except as otherwise provided in this Declaration: (i) Special Assessments attributable to the Common Expense must be approved by Owners holding at least sixty-six and two-thirds percent (66-2/3%) of the total votes of the Association. This Section shall not be construed as an independent source of authority for the Association to incur expenses, but shall be construed to prescribe the manner of assessing for expenses authorized by other sections or articles hereof. Any amounts assessed pursuant hereto shall be apportioned among and assessed to the Owners in the proportions specified in Section 10.2(b) above. Notice in writing of the amount of each such Special Assessment and the time for payment thereof shall be given promptly to the Owners; and no payment shall be due less than fifteen (15) days after such notice shall have been given. All unpaid portions of any Special Assessment shall bear interest at the rate of one and one-half percent (1-1/2%) per month from the date such portions become due until paid.

10.4 Lien for Assessments. All sums assessed to Owners of any Condominium in the Project pursuant to the provisions of this Declaration, together with interest thereon as provided herein, shall be secured by a lien on such Condominium in favor of the Association. To evidence a lien for sums assessed pursuant to this Declaration, the Association may prepare a written notice of lien setting forth the amount of the assessment, the date due, the amount remaining unpaid, the name of the Owner of the Condominium and a description of the Condominium. Such a notice shall be signed and acknowledged by a duly authorized officer of the Association and may be recorded in the office of the Utah County Recorder, State of Utah. No notice of lien shall be recorded until there is a delinquency in payment of the assessment. Such lien may be enforced by sale or foreclosure by the Association conducted in accordance generally with the provisions of Utah law applicable to the exercise of powers of sale or foreclosure under deeds of trust or mortgages or in any manner permitted by Utah law. In any such sale or foreclosure, the Owner shall be required to pay the costs and expenses of such proceeding, including reasonable attorneys' fees, and such costs and expenses shall be secured by the lien herein provided. The Owner shall also be required to pay to the Association any assessments against the Condominium, which shall become due during the period of foreclosure or sale, and all such assessments shall be secured by the lien herein provided. The Association shall have the right and power to bid in at any foreclosure or other sale, and to hold, lease, mortgage or convey the subject Condominium. In the event of foreclosure, the Owner shall be required to pay a reasonable rental for the Condominium during foreclosure, and the Association shall be entitled to the appointment of a receiver to collect the rental without regard to the value of security.

10.5 Personal Obligation of Owner. The amount of any Annual or Special Assessment against any Condominium shall be the personal obligation of the Owner of such Condominium to the Association. Suit to recover a money judgment for such personal obligation shall be maintainable by the Association without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish any such personal obligation by waiver of the use or enjoyment of any of the Common Areas or by abandonment of his Condominium or by waiving any services or amenities provided for in this Declaration. In the event of any suit to recover a money judgment for unpaid assessments hereunder, the involved Owner shall pay the costs and expenses incurred

by the Association in connection therewith, including reasonable attorneys' fees.

10.6 Statement of Account. Upon payment of a reasonable fee and upon written the request of any Owner, Mortgagee, prospective Mortgagee or prospective purchaser of a Condominium, the Association shall issue a written statement setting forth the following: The amount of the unpaid assessments, if any, with respect to such Condominium; the amount of the current Annual Assessment and the date or dates upon which installments thereof become due; the amount of any current Special Assessment and the date or dates upon which the same or portions thereof become due; and any credit for advanced payments or prepaid items, including, without limitation, the Owner's share of prepaid insurance premiums. Such statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith.

10.7 Personal Liability of Purchaser. Subject to the provisions of Section 10.6 above, a purchaser of a Condominium shall be jointly and severally liable with the seller thereof for all unpaid assessments against such Condominium up to the time of the grant or conveyance; provided, however, that the provisions of this section shall not prejudice the purchaser's right to recover from the seller the amount paid by the purchaser for such assessments.

10.8 Commencement Date. As to each Condominium in the Project, assessments under this Declaration shall commence on the last to occur of the following dates: (i) the date on which this Declaration is recorded in the office of the County Recorder of Utah County, State of Utah, or (ii) thirty (30) days after the date on which Provo City Corporation issues, with respect to an appurtenant Unit, an occupancy permit or similar authorization indicating that the Unit is complete and approved for occupancy. Declarant shall notify the Association in writing within fifteen (15) days after issuance by Provo City Corporation of each such occupancy permit or similar authorization pertaining to a Unit in the Project. After commencement of such assessments as herein provided, the Declarant shall only be liable for the amount of assessments hereunder against any completed Condominium owned by it.

10.9 Amendment of Article. This Article X shall not be amended unless the Owners of all Condominiums in the Project unanimously consent and agree to such amendment in a duly recorded instrument.

## ARTICLE XI

### INSURANCE

11.1 Types of Insurance. The Association shall obtain and keep in full force and effect at all times the following types of insurance coverage, provided by companies licensed to do business in the State of Utah:

(a) Fire and Casualty Insurance. The Association shall obtain a policy or policies of insurance on the Project in such amounts as shall provide for replacement of the Project in the event of damage or destruction from the casualty against which such insurance is obtained. Such insurance shall be in accordance with coverage customarily



maintained by other condominium projects similar in location, construction, design, and use, and shall include fire and extended coverage, vandalism and malicious mischief, and such other risks and hazards against which the Association shall deem it appropriate to provide insurance protection. The Association may comply with the above requirements by the purchase of blanket coverage and may elect such "deductible" provisions as in the association's opinion are consistent with good business practice.

(b) Public Liability and Property Damage Insurance. The Association shall obtain a broad form of comprehensive liability insurance coverage, in such amounts (but in no event less than two million (\$2,000,000) per occurrence) and in such forms as it deems advisable to provide adequate protection against liability for personal injury, death, and property damage. Coverage shall include without limitation liability for operation of automobiles on behalf of the Association and all activities in connection with the ownership, operation, maintenance, and other use of the Project.

(c) Workmen's Compensation Insurance. The Association shall obtain and maintain workmen's compensation and employer's liability insurance and all other similar insurance with respect to employees of the Association in the amounts and in the forms now or hereafter required by applicable law.

(d) Fidelity Insurance or Bond. The Association shall purchase, in such amounts and in such forms as it deems appropriate, fidelity insurance or bonds to cover against dishonesty of the Manager or of Directors, officers, or employees of the Association, destruction or disappearance of money or securities, and forgery.

11.2 Form of Insurance. Insurance coverage on the Project, insofar as possible, shall be in the following form:

(a) Casualty Insurance. Casualty insurance shall be carried in a form or forms naming the Association as the insured, as trustee for the Owners, and such policy or policies shall specify the interest of each Owner (Owner's name, Unit number, and appurtenant undivided interest in the Common Areas). Each policy shall provide a standard, noncontributory mortgagee clause in favor of each Mortgagee, which from time to time shall give notice to the Association of its Mortgage. Each policy also shall provide that it cannot be canceled either by the insured or by the insurance company until after fifteen (15) days prior written notice is first given to each Owner and to each Mortgagee which has requested such notice in writing. The Association shall furnish to each Owner, and to each Mortgagee requesting the same, a certificate of coverage, including an identification of the Owner's interest.

(b) Liability and Property Damage Insurance. Public liability and property damage insurance shall name the Association as the insured, as trustee for each Owner, for the Declarant (whether or not Declarant is an Owner), and shall protect the Association, each Owner, and the Declarant against liability for acts or omissions of the Association, the Owners, the Declarant, the Manager, and other persons relative to the ownership,

operation, maintenance, and other use of the Project. Each such policy shall provide that it cannot be canceled either by the insured or by the insurance company until after fifteen (15) days prior written notice thereof is given to the Association, to each Owner, to the Declarant, and to each Mortgagee who has requested such notice in writing.

(c) Policies. The Association shall make every effort to secure insurance policies that will provide for the following:

(i) The insurer shall waive all rights of subrogation as to any claims against the Association, the Declarant, the Manager, the Owners, and their respective servants, agents, and guests;

(ii) The Policy or policies on the Project cannot be canceled, invalidated, or suspended on account of the conduct of any one or more individual Owner:

(iii) The policy or policies on the Project cannot be canceled, invalidated, or suspended on account of the conduct of any Trustee, officer, or employee of the Association, without a prior demand in writing that the Association cure the defect; and

(iv) Any "no other insurance" clause in the policy or policies on the Project shall exclude individual Owners' policies from consideration.

(v) Each hazard insurance policy shall be written by a hazard insurance carrier that has a current rating by Best's Insurance Reports of B/VI or better.

(vi) Each public liability policy shall include a "severability of interest" endorsement which shall preclude the insurer from denying the claim of any Owner because of the negligent acts or omissions of the Association or any other Owner or Owners.

11.3 Additional Coverage. The provisions of this Declaration shall not be construed to limit the power or authority of the Association to obtain and maintain insurance coverage in addition to any insurance coverage required by this Declaration, in such amounts and in such forms as the Association may deem appropriate from time to time.

11.4 Adjustment and Contribution. Exclusive authority to adjust losses under policies hereafter in force on the Project shall be vested in the Association. In no event shall the insurance coverage obtained and maintained by the Association hereunder be brought into contribution with insurance purchased by individual Owners or their Mortgagees.

11.5 Owner's Own Insurance. Notwithstanding the provisions hereof, each Owner may obtain insurance at his own expense providing coverage for his Condominium, his personal property, his personal liability, and covering such other risks as he may deem appropriate; provided, however, that each such policy shall provide that it does not diminish the insurance

carrier's coverage for liability arising under insurance policies obtained by the Association pursuant to this Declaration. If obtainable under industry practice without an unreasonable additional charge for such waiver, all such insurance of the Owner's Condominium and risks associated therewith shall contain a waiver of the insurance company's right of subrogation against the Association, the Declarant, the Manager, other Owners, and their respective servants, agents, and guests.

11.6 Review of Insurance. The Association shall review annually the coverage and policy limits of all of its insurance on the Project and adjust the same at its discretion. Such annual review may include an appraisal of the improvements in the Project by a representative of the insurance carrier or carriers providing the policy or policies on the Project, or by such other qualified appraisers as the Association may select.

## ARTICLE XII

### DAMAGE OR DESTRUCTION

12.1 Association as Attorney in Fact. All of the Owners irrevocably constitute and appoint the Association as their true and lawful attorney in fact in their name, place, and stead for the purpose of dealing with the Project upon its damage or destruction as hereinafter provided. Acceptance by any grantee of a deed from the Declarant or from any Owner shall constitute an appointment by said grantee of the Association as his attorney in fact as herein provided. As attorney in fact, the Association shall have full and complete authorization, right, and power to make, execute, and deliver any contract, deed, or other instrument with respect to the interest of an Owner which may be necessary or appropriate to exercise the powers herein granted.

12.2 Definition of Repair and Reconstruction. Repair and reconstruction of the improvements as used herein shall mean restoring the Project to substantially the same condition in which it existed prior to the damage or destruction, with each Unit and the Common Areas having substantially the same vertical and horizontal boundaries as before.

12.3 Procedures. In the event any part of the Project is damaged or destroyed, the Association shall proceed as follows:

(a) Estimate of Costs. As soon as practicable after an event causing damage to or destruction of any part of the Project, the association shall obtain complete and reliable estimates of the costs to repair and reconstruct that part of the Project damaged or destroyed.

(b) Sufficient Insurance. If the proceeds of the insurance maintained by the Association exceed the estimated costs to repair and reconstruct the damaged or destroyed part of the Project, then such repair and reconstruction shall be carried out. In the event the proceeds of such insurance prove insufficient to pay the actual costs of such repair and reconstruction, the Association shall levy a Special Assessment sufficient to provide funds to pay such actual costs of repair and reconstruction. Such Special Assessment shall be

allocated and collected as provided in Section 10.3 hereof, except that the vote therein specified shall be unnecessary. Further levies may be made in like manner if the amounts collected (together with the proceeds of insurance) are insufficient to pay all actual costs of such repair and reconstruction.

(c) Sufficient Insurance--Less than 75% Destruction. If the proceeds of the insurance maintained by the Association exceed the estimated costs to repair and reconstruct the damaged or destroyed part of the Project, then such repair and reconstruction shall be carried out. In the event the proceeds of such insurance prove insufficient to pay the actual costs of such repair and reconstruction, the Association shall levy a Special Assessment sufficient to provide funds to pay such actual costs of repair and reconstruction. Such Special Assessment shall be allocated and collected as provided in Section 10.3 hereof, except that the vote therein specified shall be unnecessary. Further levies may be made in like manner if the amounts collected (together with the proceeds of insurance) are insufficient to pay all actual costs of such repair and reconstruction.

(d) Insufficient Insurance--75% or More Destruction. If the proceeds of the insurance maintained by the Association are less than the estimated costs to repair and reconstruct the damaged or destroyed part of the Project and if seventy-five percent (75%) or more of the buildings are destroyed or substantially damaged, then such damage or destruction shall be repaired and reconstructed as provided in Section 12.3(c) hereof if, but only if, within one hundred (100) days following the damage or destruction, the Owners shall elect by a vote of at least seventy-five percent (75%) of the total votes of the association to carry out such repair and reconstruction. If, however, the Owners shall not, within one hundred (100) days after such damage or destruction, elect by a vote of at least seventy-five percent (75%) of the total votes of the Association to carry out such repair and reconstruction, then the association shall record in the office of the County Recorder of Utah County, State of Utah, a notice setting forth such facts. Upon the recording of such notice, the following shall occur:

(i) The Project shall be deemed to be owned in common by the Owners.

(ii) The undivided interest in the Project owned in common which shall appertain to each Owner shall be the percentage of undivided interest in the Common Areas previously owned by such Owner.

(iii) Any liens affecting any of the Condominiums shall be deemed to be transferred, in accordance with existing priorities, to the undivided interest of the respective Owner in the Project.

(iv) The Project shall be subject to an action for partition at the suit of any Owner, in which event the net proceeds of any sale resulting from such suit for partition, together with any net proceeds of the insurance on the Project and any monies in the common Expense fund, shall be a percentage equal to the percentage

of the undivided interest in the Project owned by each respective Owner, after first paying out of the respective share of each Owner, to the extent sufficient for such purposes, all liens on the undivided interest in the Project owned by such owner.

(v) Any monies in the special fund shall be divided among the Owners in proportion to their respective undivided interests in the Project, and paid by check payable jointly to each respective Owner and his mortgagees (if any).

12.4 Repair or Reconstruction. If the damage or destruction is to be repaired and reconstructed as provided above, the Association shall, as soon as practicable after receiving the said estimate of costs, commence and diligently pursue to completion the repair and reconstruction of that part of the Project damaged or destroyed. The Association, as attorney in fact for the Owners, may take all necessary or appropriate action to effect repair and reconstruction, and no consent or other action by any Owner shall be necessary in connection therewith, except as otherwise expressly provided herein. The Project shall be restored or repaired to substantially the same condition in which it existed prior to the damage or destruction, with each Unit and the Common Areas having substantially the same vertical and horizontal boundaries as before.

12.5 Disbursement of Funds for Repair and Reconstruction. If repair or reconstruction is to occur, the insurance proceeds held by the Association and any amounts received from assessments made pursuant to Sections 12.3(b) and (c) hereof shall constitute a fund for the payment of costs and repair and reconstruction after casualty. It shall be deemed that the first money disbursed in payment for cost of repair and reconstruction shall be made from insurance proceeds; and if there is a balance after payment of all costs of such repair and reconstruction, such balance shall be distributed to the Owners in the same proportions as provided in Section 10.2(b) hereof relative to assessments.

12.6 Amendment of Article. This Article XII shall not be amended unless the Owners of all Condominiums in the Project unanimously consent and agree to such amendment in a duly recorded instrument.

### ARTICLE XIII

#### CONDEMNATION

13.1 Condemnation. If at any time or times all or any part of the Project shall be taken or condemned by any public authority under power of eminent domain, the provisions of this Article shall apply. A voluntary sale or conveyance of all or any part of the Project in lieu of condemnation, but under threat of condemnation, shall be deemed to be a taking by power of eminent domain.

13.2 Proceeds. All compensation, damages, and other proceeds from any such taking by power of eminent domain (hereinafter the "condemnation award") shall be made payable to the Association and shall be distributed by the Association as provided in this Declaration.

13.3 Complete Taking. If the entire Project is taken by power of eminent domain, condominium ownership shall terminate and the condemnation award shall be allocated among and distributed to the Owners in proportion to their respective undivided interests in the Common Areas. Such distribution shall be made by checks payable jointly to the respective Owners and their respective Mortgagees, as appropriate.

13.4 Partial Taking. If less than the entire Project is taken by power of eminent domain, the following shall occur:

(a) Allocation of Award. As soon as practicable, the Association shall, reasonably and in good faith, apportion the condemnation award between compensation, severance damages, or other proceeds, and shall allocate such apportioned amounts and pay the same to the Owners as follows:

(i) The total amount apportioned to taking of or injury to the Common Areas shall be allocated among and distributed to all Owners (including Owners whose entire Units have been taken) in proportion to their respective undivided interests in the Common Areas.

(ii) The total amount apportioned to severance damages shall be allocated among and distributed to the Owners of those Condominiums that have not been taken, in proportion to their respective undivided interests in the Common Areas.

(iii) The respective amounts apportioned to the taking of or injury to a particular Unit shall be allocated and distributed to the Owner of such Unit.

(iv) The total amount apportioned to consequential damages and any other takings or injuries shall be allocated and distributed as the Association determines to be equitable under the circumstances.

(v) Notwithstanding any provision hereof to the contrary, if apportionment or allocation is already established by negotiation, judicial decree, statute, or otherwise, the Association shall employ such apportionment and allocation to the extent it is relevant and applicable.

(vi) Distribution of allocated proceeds shall be made by checks payable jointly to the respective Owners and their respective Mortgagees, as appropriate.

(b) Continuation and Reorganization. If less than the entire Project is taken by power of eminent domain, condominium ownership pursuant hereto shall not terminate, but shall continue. In such event, the Project shall be reorganized as follows:

(i) If any partial taking results in the taking of an entire Unit, then the Owner thereof shall cease to be a member of the Association and all voting rights and the undivided interest in the Common Areas appurtenant to such Unit shall be

reallocated to, and shall appertain to, the remaining Units in proportion to their respective undivided interests in the Common Areas.

(ii) If any partial taking results in the taking of a portion of a Unit and if there is no determination that such taking makes it impractical to use the remaining portion of such Unit for any lawful purpose permitted by this declaration, then the fair market value of such remaining portion of the Unit shall be determined and all voting rights and the undivided interest in the Common Areas appertaining to such Unit shall be reduced in proportion to the diminution in fair market value of such Unit resulting from the taking. The voting rights and undivided interests in the Common Areas so divested from such Unit shall be reallocated to, and shall appertain to, such Unit and the other Units in the Project in proportion to their respective undivided interests in the Common Areas; provided, however, that such Unit shall participate in such reallocation on the basis of the undivided interest reduced in accordance with the preceding sentence.

(iii) If any partial taking results in the taking of a portion of a Unit and if there is a determination that such taking makes it impractical to use the remaining portion of such Unit for any lawful purpose permitted by this Declaration, then all voting rights and the entire undivided interest in the Common Areas appurtenant to such Unit shall be reallocated to, and shall appertain to, the remaining Units in proportion to their respective undivided interests in the Common Areas, and the remaining portion of such Unit shall thereafter be part of the Common Areas.

(iv) The Association shall have the duty and authority to make all determinations and to take all actions necessary and appropriate to effectuate reorganization of the Project under the provisions of this section; provided, however, that if any such determination shall have been made or such action taken by judicial decree, the Association shall defer thereto and proceed in accordance therewith.

(c) Repair and Reconstruction. Any repair or reconstruction necessitated by condemnation shall be governed by the provisions specified in Article XII hereof for cases of Damage or Destruction; provided, however, that are provisions of said Article XII dealing with sufficiency or insufficiency of insurance proceeds shall not be applicable.

#### ARTICLE XIV

##### OBSOLESCENCE

14.1 Adoption of Plan. Owners holding eighty-five percent (85%) or more of the total votes of the Association may at any time agree that the Project is obsolete and adopt a written plan for the renewal and reconstruction of the Project; provided, however, that such plan must be approved in writing by all first Mortgagees of record at the time of the adoption of such plan. Written notice of adoption of such a Plan shall be given to all Owners.

14.2 Payment for Renewal and Reconstruction. The Association shall levy a Special Assessment sufficient to provide funds to pay the estimated expenses of renewal or reconstruction. Such Special Assessment shall be allocated and collected as provided in Section 10.3 hereof, except that the vote therein specified shall be unnecessary. Further levies may be made in like manner (without the necessity of any vote) if the amounts collected prove insufficient to pay the actual expenses of such renewal or reconstruction. In the event amounts collected pursuant hereto are in excess of the amounts required for renewal or reconstruction, such excess shall be distributed to the Owners in the same proportions as provided in Section 10.2(b) hereof for assessments.

14.3 Sale of Project. Notwithstanding any other provision of this Declaration, the Owners may at any time, by an affirmative vote of at least eighty-five percent (85%) of the total votes of the Association, at a special meeting of the members of the association duly called for such purpose, elect to sell or to otherwise dispose of the Project. In such event, the Association shall forthwith record in the office of the county recorder of Utah County, State of Utah, a notice setting forth such facts, and upon the recording of such notice by the Association, the Project shall be sold or otherwise disposed of by the Association as attorney in fact for all of the Owners. Such action shall be binding upon all Owners, and each Owner shall have the duty to execute and deliver such instruments and to perform all acts in such manner and form as may be necessary or appropriate to effect such sale or disposition of the Project. The proceeds of such sale or disposition shall be apportioned among the Owners in proportion to their respective undivided interests in the Common Areas, and such apportioned proceeds shall be paid into separate accounts, each such account representing one Condominium. Each such account shall remain in the name of the Association and shall be further identified by the Condominium designation and the name of the Owner thereof. The Association, as attorney in fact, shall use and disburse the total amount of each such account, without contribution from one account to another, first to pay valid tax and special assessment liens on the Condominium in favor and any governmental assessing authority, second to pay assessments made pursuant to this Declaration, third to pay other valid tax and special assessment liens on the Condominium in favor of any governmental assessing authority, second to pay assessments made pursuant to this Declaration, third to pay other holders of liens or encumbrances on the Condominium in the order of priority of their liens, and the balance remaining, if any, to the respective Owner.

14.4 Amendment of Article. This Article XIV shall not be amended unless the Owners of all Condominium in the Project unanimously consent and agree to such amendment in a duly recorded instrument.

## ARTICLE XV

### COMPLIANCE WITH DECLARATION AND BYLAWS

15.1 Compliance. Each Owner shall comply strictly with the provisions of this Declaration, the Articles of Incorporation and Bylaws of the Association, rules and regulations promulgated by the Association, and the decisions and resolutions of the Association, as the same may lawfully be modified and amended from time to time. Failure to comply with any of them shall be grounds for an action to recover sums due for damages or for injunctive relief or for both, maintainable by the Association or, in a proper case, by an aggrieved Owner.



15.2 Enforcement and Remedies. The obligations, provisions, covenants, restrictions, and conditions contained in this Declaration, or in any Supplemental or Amended Declaration, with respect to the Association or Condominiums in the Project shall be enforceable by the Declarant or by any Owner, subject to this Declaration, by a proceeding for a prohibitive or mandatory injunction, as well as for any other appropriate relief or remedy. The obligations, provisions, covenants, restrictions, and conditions contained in this Declaration, or in any Supplemental or Amended Declaration, with respect to a person or entity or property of a person or entity other than the Association or the Declarant shall be enforceable by the Declarant or by the Association or, in a proper case, by an aggrieved Owner by a proceeding for a prohibitive or mandatory injunction, by a suit or action to recover damages or to recover any amount due and unpaid, as well as for any other appropriate relief or remedy.

## ARTICLE XVI

### MORTGAGEE PROTECTION

16.1 Notice to Mortgagees. Whenever a Mortgagee makes a written request to the Association, the Association shall notify such Mortgagee in writing if the owner of the Condominium encumbered by the Mortgage held by such Mortgagee neglects for a period of thirty (30) days or more to cure any failure on the part of such Owner to perform any of his obligations under this Declaration.

16.2 Subordination of Assessment Lien. The lien or claim against a Condominium for unpaid assessments or charges levied by the Association pursuant to this Declaration shall be subordinate to a Mortgage affecting such Condominium. A Mortgagee who comes into possession of the Condominium pursuant to his Mortgage or a deed or assignment in lieu of foreclosure shall take the same free of such lien or claim for unpaid assessments or charges, but only to the extent of assessments or charges which accrue prior to foreclosure of the Mortgage, exercise of a power of sale available thereunder, or deed or assignment in lieu of foreclosure (except for claims for a pro rata share of such prior assessments or charges resulting from a pro rata reallocation thereof to all Condominiums including the Condominium in which the Mortgagee is interested). No assessment, charge, lien, or claim which is described in the preceding sentence as being subordinate to a Mortgage or as not being a burden to a Mortgagee coming into possession pursuant to his Mortgage or a deed or assignment in lieu of foreclosure shall be collected or enforced against a Mortgagee, a successor in title to a Mortgagee, or the Condominium affected or previously affected by the Mortgage concerned (to the extent any such collection or enforcement would prejudice the interests of the Mortgagee or successor in title to the Mortgagee interested in such Condominium).

16.3 Prior Written Approval of Mortgagees. Unless all of the first Mortgagees of the individual Condominiums have given their prior written approval, the Association shall not be entitled, by act, omission, or otherwise:

- (a) To abandon or terminate the Project or to abandon or terminate the arrangement which is established by this Declaration and the Condominium Plat, except

for abandonment provided by statute in case of substantial loss to the Units and Common Areas;

(b) To abandon, partition, subdivide, encumber, alter the boundaries of, sell, diminish, or transfer all or any of the Common Areas (except for the granting of easements for utilities and similar purposes consistent with the intended use of the Common Areas);

(c) To use hazard insurance proceeds resulting from damage to any part of the Project (whether to Units or to the Common Areas) for purposes other than the repair, replacement, or reconstruction of such improvements;

(d) To change the pro rata interests or obligations of any Unit which apply for (i) purposes of levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards or for (ii) determining the pro rata share of ownership of each Unit in the Common Areas;

(e) To alter the provisions hereof in such a way as to diminish the insurance protection required to be afforded to the parties designed to be protected thereby, or to fail to maintain the insurance coverage described therein;

(f) Subject any Condominium to any unreasonable restraints on alienation which would adversely affect title or marketability of a Condominium, or the ability of the Mortgagee to foreclose its mortgage lien and thereafter to sell or lease the mortgaged Condominium; or

(g) To allow any person handling funds of the Association, including without limitation employees of any professional Manager, to do so without first obtaining therefor appropriate fidelity bond coverage.

16.4 Examination of Records. Any Mortgagee shall have the right, at its request and expense and upon reasonable notice, to examine the books and records of the Association during reasonable business hours. If a Mortgagee makes written request to the Association and at the expense of such Mortgagee, the Association shall furnish to such Mortgagee copies of annual operating reports and other reports or writings summarizing or reflecting the financial position or history of the Project as may be prepared for distribution to or use by the Owners generally.

16.5 Revenue Fund and Working Capital Fund Required. The Association shall establish an adequate reserve to cover the cost of reasonably predictable and necessary repairs and replacements of the Common Areas and any component thereof and shall cause such reserve to be funded by regular monthly or other periodic assessments against the Condominiums rather than by Special Assessments.

16.6 Notification of Loss or Damage. If a Mortgagee makes written request to the Association, the Association shall notify such Mortgagee in writing in the event that there occurs any damage or loss to or taking or anticipated condemnation of: (a) The Common Areas involving

an amount in excess of, or reasonably estimated to be in excess of, Ten Thousand Dollars (\$10,000.00); or (b) any Unit involving an amount in excess of, or reasonably estimated to be in excess of, One Thousand Dollars (\$1,000.00). Said notice shall be given within ten (10) days after the Association learns of such damage, loss, taking, or anticipated condemnation.

16.7 Article Supersedes All Others. In the event another provision or clause of this Declaration deals with the same subject matter as is dealt with in any provision or clause of this Article XVI, the provision or clause which will result in the greatest protection and security for a Mortgagee shall control the rights, obligations, or limits of liability, as the case may be, applicable to the Association.

16.8 No Right to Amend Article. No amendment to this Article XVI which has the effect of diminishing the rights, protection, or security afforded to Mortgagees shall be accomplished or effective unless all of the first Mortgagees of the individual Condominiums have given their prior written approval to such amendments. Any amendment to this Article XVI shall be accomplished by an instrument executed by the Association and filed for record in the office of the County Recorder of Utah County, State of Utah. In any such instrument, an officer of the Association shall certify under penalties of perjury that any prior written approval of first Mortgagees required by this Article XVI as a condition to amendment has been obtained.

16.9 Notices. Any notice to a Mortgagee under this Article XVI shall be in writing and shall be sufficient for all purposes if personally delivered or if sent by first class mail, postage prepaid, and addressed to the Mortgagee at the address for notices from time to time specified by the Mortgagee in writing to the Association. Any such notice shall be deemed to have been given and received and shall be effective when personally delivered or when deposited in the U.S. mail in the form herein specified, whichever first occurs.

## ARTICLE XVII

### GENERAL PROVISIONS

17.1 Intent and Purpose. The provisions of this Declaration, and any Supplemental or Amended Declaration, shall be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of a Condominium Project. Failure to enforce any provision, restriction, covenant, or condition contained in this Declaration, or in any Supplemental or Amended Declaration, shall not operate as a waiver of any such provision, restriction, covenant, or condition or of any other provisions, restrictions, covenants, or conditions.

17.2 Construction. This Declaration shall be governed by and construed in accordance with the laws of the State of Utah. The provisions hereof shall be in addition and supplemental to the provisions of the Condominium Act and all other provisions of applicable law. Whenever used herein, unless the context shall otherwise require, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include both other genders, and the term "person" shall include any individual, partnership, corporation, trust, or other association or entity or combination thereof. The article and section headings are for convenience and reference only and are not intended to expand, limit, or otherwise affect the

meaning or interpretation of this Declaration or any provision hereof. Each provision shall be deemed to be independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision. Exhibits A and B attached hereto are incorporated herein by reference.

17.3 Notices and Registration of Mailing Address. Each Owner shall register from time to time with the Association the Owner's current mailing address. All notices, demands, and other communications to any Owner as provided for in this Declaration shall be in writing and shall be sufficient for all purposes if personally delivered or if sent by first class U.S. mail, postage prepaid, addressed to the Owner at his registered mailing address or, if no address has been registered, to the Unit of such Owner. All notices, demands, and other communications to the Association as provided for in this Declaration shall be in writing and shall be sufficient for all purposes if personally delivered to the Association at its offices, or if sent by first class U.S. mail, postage prepaid, addressed to the Association or to such other address as the Association may hereafter designate by notice to the Owners as herein provided. Any notice, demand, or communication referred to in this Declaration shall be deemed to have been given and received when personally delivered or three days after being deposited in the U.S. mail, postage prepaid, and in the form provided for in this section, whichever first occurs.

17.4 Audit. Any Owner may at any reasonable time, upon appointment and at his own expense, cause an audit or inspection to be made of the books and records maintained by the Association. The Association, at the expense of the Common Expense Fund, shall obtain an audit, by certified public accountants, of all books and records pertaining to the Project at no greater than annual intervals, and copies thereof shall be furnished to the Owners.

17.5 Amendment. Except as otherwise provided in the Declaration or as otherwise required by the Condominium Act, this Declaration may be amended if Owners holding at least sixty-six and two-thirds percent (66.66%) of the total votes of the Association consent and agree to such amendment by instruments which are duly recorded in the office of the County Recorder of Utah County, State of Utah.

17.6 Effective Date. This Declaration shall take effect upon recording in the office of the County Recorder of Utah County, State of Utah.

17.7 Agent for Service. The name and address of the person to receive service of process in all cases provided by the Condominium Act shall be the registered agent and address of the Association as shown on the official corporate records maintained in the office of the Division of Corporations of the Department of Commerce of the State of Utah. On the date of this Declaration, the registered agent of the Association is Brighton Provo Offices LLC, a Utah limited liability company, and the registered address is 45 East Center Street, Suite 103, North Salt Lake, Utah 84045.

17.8 Limitation on Association's Liability. The Association shall not be liable for any failure of water service or other utility service (if any) to be obtained and paid for by the Association hereunder, or for injury or damage to any person or property caused by the elements or by another Owner or person in or upon the Project, or resulting from electricity, water, rain,

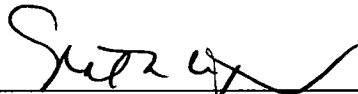
snow, or ice which may leak or flow from outside or from any parts of the Buildings or their drains, pipes, conduits, appliances, or equipment, or from any other place. No diminution or abatement of any assessments under this Declaration shall be claimed or allowed for inconvenience or discomfort arising from the making of any repairs or improvements to or maintaining the Project or any part thereof, or from any action taken to comply with the provisions of this Declaration or with the laws, ordinances, regulations, rules, or orders of any governmental authority.

17.9 Owner's Obligations. All obligations of an Owner under and by virtue of the provisions contained in this Declaration shall continue, notwithstanding that he may be leasing, renting, or selling under contract his Condominium. The Owner of a Condominium within the Project shall have no obligation for expenses or other obligations accruing after he conveys such Condominium of record.

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the day and year first above written.

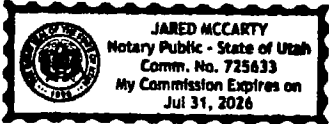
DECLARANT:

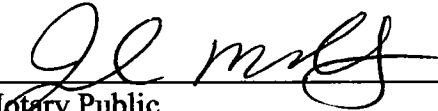
BRIGHTON PROVO OFFICES LLC  
a Utah limited liability company

  
\_\_\_\_\_  
Nathan W. Pugsley  
Manager

STATE OF UTAH            )  
                                      :SS  
COUNTY OF DAVIS        )

On the 23rd day of May, 2023, personally appeared before me Nathan W. Pugsley who is personally known to me and who duly acknowledged that he is the Manager of BRIGHTON PROVO OFFICES LLC a Utah limited liability company and that he signed the foregoing Declaration of Condominium.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT A**

(Attached to and forming a part of the Declaration of Condominium for a  
Condominium Project)

**LEGAL DESCRIPTION OF LAND FOR RIVERS EDGE ON  
UNIVERSITY OFFICE CONDOMINIUMS**

Lot 5A of the Rivers Edge on University Plat entry number 106668:2022, Utah  
County Records Office.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF 2230 NORTH STREET, SAID POINT ALSO BEING 525.51 FEET NORTH 88°26'46" EAST AND 1042.81 FEET NORTH 01°33'14" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 2230 NORTH STREET, NORTH 87°33'25" WEST 182.31 FEET; THENCE NORTH 01°50'01" WEST 142.70 FEET; THENCE NORTH 88°09'59" EAST 53.06 FEET; THENCE EAST 131.73 FEET; THENCE SOUTH 01°55'18" EAST 141.29 FEET; THENCE SOUTHWESTERLY 11.39 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°37'18", (CHORD BEARS SOUTH 14°23'21" WEST 11.23 FEET) TO THE POINT OF BEGINNING.

CONTAINS 27,366 SQ. FT. (0.63 AC.)

**EXHIBIT B**

(Attached to and forming a part of the Declaration of Condominium for a Condominium Project)

**UNITS, UNDIVIDED OWNERSHIP INTERESTS, AND VOTES**

Estimated Building Total Square Feet				16,277	
Estimated Private Total Square Feet				14,097	
Estimated Building Totals Common Square Feet				2,180	
<b>Space</b>	<b>Private</b>	<b>Undivided Ownership</b>	<b>Common</b>	<b>Votes</b>	
101	4,069	28.864%	630	28,864	
103	1,491	10.577%	230	10,577	
104	1,559	11.059%	241	11,059	
201	1,847	13.102%	286	13,102	
202	2,069	14.677%	320	14,677	
203	1,512	10.726%	234	10,726	
204	1,550	10.995%	239	10,995	
	14,097	100%	3,793	100,000	

The above measurements are estimates.



(Attached to and forming a part of the Declaration of Condominium for Rivers Edge on University Office Condominiums, a Condominium Project)

**BYLAWS OF  
RIVERS EDGE ON UNIVERSITY OFFICE CONDOMINIUM ASSOCIATION**

A Nonprofit Corporation

Pursuant to the provisions of the Revised Utah Nonprofit Corporation Act, the initial Board of Directors of the Rivers Edge on University Office Condominium Association, a Utah nonprofit corporation, has adopted the following Bylaws for such nonprofit corporation.

**ARTICLE I**

**NAME AND PRINCIPAL OFFICE**

1.1 **Name.** The name of the nonprofit corporation is Rivers Edge on University Office Condominiums Association, hereinafter referred to as the "Association."

1.2 **Offices.** The principal office of the Association shall be at 45 E. Center Street, Suite 103, North Salt Lake, Utah 84054, the Rivers Edge on University Office Condominiums, a Condominium Project (hereinafter referred to as the "Project"), are situated upon the following described real property in Provo City, and Utah County, state of Utah:

Rivers Edge on University Office

Condominiums: See Exhibit A

attached (the "Land")

**ARTICLE II**

**DEFINITIONS**

2.1 **Definitions.** Except as otherwise provided herein or as otherwise required by the context, all terms defined in Article I of the Declaration of Condominium for Rivers Edge on University Office Condominiums, a Condominium Project (hereinafter referred to as the "Declaration"), shall have such defined meanings when used in these Bylaws.

## ARTICLE III

### MEMBERS

3.1 Annual Meetings. The annual meeting of members shall be held on the third Tuesday in January of each year at the hour of 7:00 p.m., beginning with the year following the year in which the Articles of Incorporation are filed, for the purpose of electing Directors (if the Declarant has then turned over to the members responsibility for so doing) and transacting such other business as may come before the meeting. If the election of Directors shall not be held on the day designated herein for the annual meeting of the members, or at any adjournment thereof, the Board of Directors shall cause the election to be held at a special meeting of the members to be convened as soon thereafter as may be convenient. The Board of Directors may from time to time by resolution change the date and time for the annual meeting of the members.

3.2 Special Meetings. Special meetings of the members may be called from time to time by the Board of Directors or by the President, and shall be immediately called by the President upon the written request of members holding not less than ten percent (10%) of the total votes of the Association, such written request to state the purpose or purposes of the meeting and to be delivered to the Board of Directors or the President. In case of failure to call such meeting within twenty (20) days after such request, such members may call the same.

3.3 Place of Meetings. The Board of Directors may designate any place in Davis, Utah or Salt Lake Counties, State of Utah, as the place of meeting for any annual meeting or for any special meeting called by the Board of Directors. A waiver of notice signed by all of the members may designate any place, either within or without the State of Utah, as the place for holding such meeting. If no designation is made, or if a special meeting is otherwise called, the place of meeting shall be at the principal office of the Association.

3.4 Notice of Meetings. The Board of Directors shall cause written or printed notice of the time, place, and purpose of all meetings of the members (whether annual or special) to be delivered, not more than fifty (50) nor less than ten (10) days prior to the meeting, to each member of record entitled to vote at such meeting. If mailed, such notice shall be deemed to have been delivered three (3) days after it was deposited in the U.S. mail addressed to the member at the member's registered address, with first class postage thereon prepaid. Each member shall register with the Association such member's current mailing address for purposes of notice. Such registered address may be changed from time to time by notice in writing to the Association. If no address is registered with the Association, the member's Unit address shall be deemed to be the member's registered address for purposes of notice hereunder

3.5 Members of Record. Upon purchasing a Condominium in the Project, each Owner shall promptly furnish to the Association a certified copy of the recorded instrument by which ownership of such Condominium has been vested in such owner, which shall be maintained in the records of the Association. For the purpose of determining members entitled to notice of or to vote at any meeting of the members, or any adjournment thereof, the Board of Directors may designate a record date, which shall not be more than fifty (50) nor less than ten (10) days prior to the meeting. If no record date is designated, the date on which notice of the meeting is mailed shall be deemed to be the record date for determining members entitled to notice of or to vote at the meeting. The

persons or entities appearing in the records of the Association on such record date, as the Owners of record of Condominiums in the Project shall be deemed to be the members of record entitled to notice of and to vote at the meeting of the members and any adjournments thereof.

3.6 Quorum. At any meeting of the members, the presence of members holding, or holders of proxies entitled to cast, more than fifty percent (50%) of the total votes of the Association shall constitute a quorum for the transaction of business. If a quorum is not present at a meeting, the members present (whether represented in person or by proxy), through less than a quorum may adjourn the meeting to a later date. Notice delivered to the members as provided above. At the reconvened meeting, the members and proxy holders present shall constitute a quorum for the transaction of business.

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

3.8 Votes. With respect to each matter (other than the election of Directors) submitted to a vote of the members, each member entitled to vote at the meeting shall have the right to cast, in person or by proxy, the number of votes appertaining to the Condominium of such member, as shown in the Declaration. The vote of sixty-six and two-thirds percent (66.67%) of votes entitled to be cast by the members present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the members, unless a greater proportion is required by the Articles of Incorporation, these Bylaws, the Declaration, or Utah law. If a membership is jointly held, all or any holders thereof may attend each meeting of the members, but such holders must act unanimously to cast the votes relating to their joint membership.

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

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

## ARTICLE IV

### BOARD OF DIRECTORS

4.1 General Powers. The property, affairs, and business of the Association shall be managed by its Board of Directors. The Board of Directors may exercise all of the powers of the Association, whether derived from law or the Articles of Incorporation, except such powers as are by law, by these Articles of Incorporation, by these Bylaws, or by the declaration vested solely in the members. The Board of Directors may by written contract delegate, in whole or in part, to a professional management organization or person such of its duties, responsibilities, functions, and powers as are properly delegable.

4.2 Initial Board of Directors. The initial Board of Directors shall be composed of three (3) Directors. The Directors specified in the Articles of Incorporation, and any replacements duly appointed by Declarant, shall serve until the first meeting of the members held after the Declarant turns over to the members the responsibility for electing Directors and until their successors are duly elected and qualified. The Directors specified in the Articles of Incorporation, and any replacements duly appointed by the Declarant, need not be residents of the State of Utah.

4.3 Permanent Board of Directors. After the Declarant turns over to the members responsibility for electing Directors, the Board of Directors shall be composed of at least three (3) Directors of the classifications referred to in Section 4.4.

4.4 Elections of Permanent Directors. At the first meeting of the members held after the Declarant turns over to the members responsibility for electing Directors, Owners shall elect two (2) Directors to serve for terms of three years each and one (1) Director to serve for a term of two years. Elections of Directors shall be conducted by secret ballot.

4.5 Regular Meetings. The regular annual meeting of the Board of Directors shall be held without other notice than this bylaw immediately after, and at the same place as, the annual meeting of the members. The Board of Directors may provide by resolution the time and place, within Davis, Utah or Salt Lake Counties, State of Utah, for the holding of additional regular meetings without other notice than such resolution.

4.6 Special Meetings. Special meetings of the Board of Directors may be called by or at the request of any Director. The person or persons authorized to call special meetings of the Board of Directors may fix any place, within Davis, Utah or Salt Lake Counties, State of Utah, as the place for holding any special meeting of the Board of Directors called by such person or persons. Notice of any special meeting shall be given at least five (5) days prior thereto by written notice delivered personally, or mailed to each Director at his registered address, or by telegram. If mailed, such notice shall be deemed to have been delivered three (3) days after it is deposited in the U.S. mail so addressed, with first class postage thereon prepaid. If notice is given by telefax, such notice shall be deemed to have been delivered when the telefaxes\_delivery is duly confirmed by the sending equipment. Any Director may waive notice of a meeting, in writing.

4.7 Quorum and Manner of Acting. Before the time that Declarant turns over to the Owners responsibility for electing Directors, a majority of the then authorized number of Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. Thereafter, a majority of the then authorized number of Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. Except as otherwise required in these Bylaws, the Articles of Incorporation, of the Declaration, the act of a majority of the Directors present at any meeting at which a quorum is present shall be the act of the Board of Directors. The Directors shall act only as a Board, and individual Directors shall have no powers as such.

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

4.9 Resignation and Removal. A Director may resign at any time by delivering a written resignation to either the President or to the Board of Directors. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any Director may be removed at any time, for or without cause, by the affirmative vote of the Owners holding at least sixty-six and two-thirds percent (66.67%) of the total number of votes appurtenant to all Units in the Project, at a special meeting of the members duly called for such purpose.

4.10 Vacancies and Newly Created Directorships. If vacancies shall occur in the Board of Directors by reason of the death, resignation, or disqualification of a Director, or if the authorized number of Directors shall be increased, the Directors then in office shall continue to act, and such vacancies or newly created Directorships shall be filled by a vote of the Directors then in office, though less than a quorum, in any way approved by such Directors at the meeting. Any vacancy in the Board of Directors occurring by reason of the removal of a Director by the members may be filled by election at the meeting at which such Director is removed. Any Director elected or appointed to fill a vacancy shall serve for the unexpired term of the predecessor or for the term of the newly created Directorship, as the case may be.

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

4.12 Amendments. The provisions of this Article IV may not be amended, modified, or repealed, unless such amendment, modification, or repeal is approved by (a) the affirmative vote of owners holding at least sixty percent (60%) of the total number of votes appurtenant to all Residential Units in the Project.

## ARTICLE V

### OFFICERS

5.1 Officers. The officers of the Association shall be a President, a Vice-President, a

Secretary-Treasurer, and such other officers as may from time to time be appointed by the Board of Directors.

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

5.3 Subordinate Officers. The Board of Directors may from time to time appoint such other officers or agents, as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Board of Directors may from time to time determine. The Board of Directors may from time to time delegate to any officer or agent the power to appoint any such subordinate officers or agents and to prescribe their respective titles, terms of office, authorities, and duties. Subordinate officers need not be Directors or members of the Association.

5.4 Resignation and Removal. Any officer may resign at any time by delivering a written resignation to the President, the Secretary-Treasurer, or to the Board of Directors. Unless otherwise specified in the resignation, such resignation shall take effect upon delivery. Any officer may be removed by the Board of Directors at any time, for or without cause.

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

5.6 The President. The President shall preside at meetings of the Board of Directors and at meetings of the members. The President shall sign on behalf of the Association all conveyances, mortgages, documents, and contracts approved by the Board of Directors, and shall do and perform all other acts and things that the Board of Directors may require.

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

5.8 The Secretary-Treasurer. The Secretary-Treasurer shall keep the minutes of the Association and shall maintain such books and records as these Bylaws, the Declaration, or any resolution of the Board of Directors may require. The Secretary-Treasurer shall be the custodian

of the seal of the Association, if any, and shall affix such seal, if any, to all papers and instruments requiring the same. The Secretary-Treasurer shall have the custody and control of the funds of the Association, subject to the action of the Board of Directors, and shall, when requested by the President to do so, report the state of the finances of the Association at each annual meeting of the members and at any meeting of the Board of Directors. The Secretary- Treasurer shall perform such other duties as the Board of Directors may require.

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

## ARTICLE VI

### COMMITTEES

6.1 Designation of Committees. The Board of Directors may, from time to time, by resolution designate such committees as it may deem appropriate in carrying out its duties, responsibilities, functions, and powers. The membership of each such committee designated hereunder shall include at least one Director. No committee member shall receive compensation for services rendered to the Association as a committee member; provided, however, that a committee member may be reimbursed for expenses incurred in performance of his or her duties as a committee member to the extent such expenses are approved by the Board of Directors and (except as otherwise provided in these Bylaws) may be compensated for services rendered to the Association other than in his or her capacity as a committee member.

6.2 Proceedings of Committees. Each committee designated hereunder by the Board of Directors may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such committee may from time to time determine. Each such committee shall keep a record of its proceedings and shall regularly report such proceedings to the Board of Directors.

6.3 Quorum and Manner of Acting. At each meeting of any committee designated hereunder by the Board of Directors, the presence of members constituting at least a majority of the authorized membership of such committee (but in no event less than two members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such committee. The members of any committee designated by the Board of Directors hereunder shall act only as a committee, and the individual members thereof shall have no powers as such.

6.4 Resignation and Removal. Any member of any committee designated hereunder by the Board of Directors may resign at any time by delivering a written resignation to the President, the Board of Directors, or the presiding officer of the committee of which he or she is a member. Unless otherwise specified, such resignation shall take effect upon delivery. The Board of Directors

may at any time, for or without cause, remove any member of any committee.

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

## ARTICLE VII

### INDEMNIFICATION

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

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

7.3 Determinations. To the extent that a person has been successful on the merits or



otherwise in defense of any action, suit, or proceeding referred to in Sections 7.1 or 7.2 hereof, or in defense of any claim, issue, or matter therein, he or she shall be indemnified against expenses (including attorney's fees) actually and reasonably incurred by him or her in connection therewith. Any other indemnification under Sections 7.1 or 7.2 hereof shall be made by the Association only upon a determination that indemnification of the person is proper in the circumstances because he or she has met the applicable standard of conduct set forth respectively in Sections 7.1 or 7.2 hereof. Such determination shall be made either (a) by the Board of Directors by a majority vote of disinterested Directors or (b) by the members by the affirmative vote of at least fifty-one percent (51%) of the total votes of the Association at a meeting duly called for such purpose.

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

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

7.6 Insurance. The Association may purchase and maintain insurance on behalf of any person who was or is a director, officer, employee, or agent of the Association, or who was or is serving at the request of the Association as a director, officer, employee, or agent of another corporation, entity, or enterprise (whether for profit or not for profit), against any liability asserted against him or incurred by him in any such capacity or arising out of his status as such, whether or not the Association would have the power to indemnify him or her against such liability under the laws of the State of Utah, as the same may hereafter be amended or modified.

7.7 Payments and Premiums. All indemnification payments made, and all insurance premiums for insurance maintained, pursuant to this article shall constitute expenses of the Association and shall be paid with funds from the Common Expense Fund referred to in the Declaration.

## ARTICLE VIII

### FISCAL YEAR AND SEAL

8.1 Fiscal Year. The calendar year of the Association shall begin on the 1st day of January each year and shall end on the following 31st day of December; provided, however, that the first calendar year shall begin on the date of incorporation and end on the following December

8.2 Seal. If the Board of Directors desires, it may by resolution provide a corporate seal which shall be circular in form and shall have inscribed thereon the name of the Association, the state of incorporation, the nonprofit nature of the Association, and the words "Corporate Seal."

## ARTICLE IX

### RULES AND REGULATIONS

9.1 Rules and Regulations. The Board of Directors may from time to time adopt, amend, repeal, and enforce reasonable rules and regulations governing the use and operation of the Project; provided, however, that such rules and regulations shall not be inconsistent with the rights and duties set forth in the Articles of Incorporation, the Declaration, or these Bylaws. At all times after the Declarant turns over to the regulations relating to the use of Units or access to them must be approved by a majority of the Directors.

## ARTICLE X

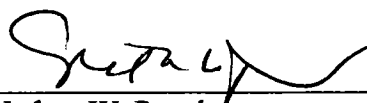
### AMENDMENTS

10.1 Amendments. Except as otherwise provided by law, by the Articles of Incorporation, by the Declaration, or by the Bylaws, these Bylaws may be amended, modified, or repealed and new bylaws may be made and adopted by the members upon the affirmative vote or at least sixty-six and two-third percent (66.67%) of the total votes of the Association; provided, however, that such action shall not be effective unless and until a written instrument setting forth (a) the amended, modified, repealed, or new bylaw, (b) the number of votes cast in favor of such action, and (c) the total votes of the Association, shall have been executed and verified by the current President of the Association and recorded in the office of the County Recorder of Utah County, State of Utah.

IN WITNESS WHEREOF, the undersigned, constituting all of the initial Directors of the Association, have executed these Bylaws on the 23<sup>rd</sup> day of <sup>April</sup> ~~April~~, 2023.

DECLARANT:

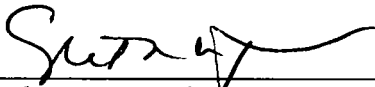
Brighton Provo Offices LLC  
A Utah Limited Liability Company

  
\_\_\_\_\_  
Nathan W. Pugsley  
Manager

OWNERS' CONSENT

On this 23rd day of May, 2023, the undersigned, as the Declarant and owners of the land upon which the Project is located, do hereby consent to these Bylaws in accordance with the provisions of the Utah Condominium Ownership Act.

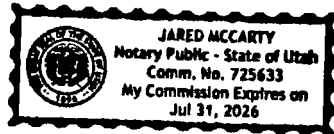
Brighton Provo Offices LLC  
A Utah Limited Liability Company

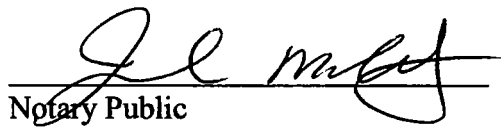
  
\_\_\_\_\_  
Nathan W. Pugsley  
Manager

ACKNOWLEDGMENT

STATE OF UTAH            )  
                                      :SS.  
COUNTY OF DAVIS        )

On the 23rd day of MAY, 2023, personally appeared before me NATHAN W PUGSLEY, the signer of the within and foregoing Bylaws of Rivers Edge on University Office Condominium Association, who duly acknowledged to me that he executed the same and was authorized to do so.



  
\_\_\_\_\_  
Notary Public