

WHEN RECORDED MAIL TO:
Joseph A. Brown
Tara Gardens Owners Association
2283 Tara Lane #2
Salt Lake City, UT 84117

3951569 TARA GARDENS CONDOMINIUMS
HOUSE RULES AND REGULATIONS

235
REF
DACKMAN ASSOC. INC.
DEPT. 1
220 West 1000 S.
Salt Lake City, UT 84119
Kathleen Pope

KATHLEEN L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH
JUN 7 1 10 PM '84

Pursuant to Section 57-8-8 U.C.A. (1953, amended)
the following House Rules and Regulations are binding the
following units of Tara Gardens Condominium:

Tara Gardens Condominiums
Building A Units 1-8; Building B Units 1-8;
Building C Units 1-8; and Building D Units 1-8

Said units being covered by the DECLARATION ESTABLISHING A
PLAN FOR CONDOMINIUM OWNERSHIP OF TARA GARDENS CONDOMINIUM
PURSUANT TO UTAH CODE ANNOTATED 57-8-1 et seq. (1953) recorded
as Entry No. 263029 in Book 3613, Pages 61-69, on June 6, 1974.

The following House Rules and Regulations were approved
by the Board of Managers on May 15, 1980, Rule 21 having been
amended on unanimous vote of the owners at the Annual Meeting
held January 28, 1984 and recorded pursuant to Section 57-8-12
U.C.A. (1953, as amended):

1. The lobbies, foyers, stairways and garage areas of
the building shall not be obstructed or used for any purpose
other than ingress from the building.

2. Children shall not play in lobbies, foyers, stair-
ways, ramps, driveways or garage areas.

3. No lobby or stairway shall be decorated by any
Owner in any manner without prior agreement of the Owners in
the building. In case of controversy, consent of the Board
of Managers is required.

4. No article shall be placed in the lobby, on the
staircase or landing; nor shall anything be hung or shaken
from the front doors or windows or placed upon the window
sills of buildings.

5. No bicycles, scooters, baby carriages or similar
vehicles shall be allowed to stand in lobbies, stairways or

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courts of the buildings.

6. No Owner shall make or permit any noises that will disturb or annoy occupants of the building, or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Owners.

7. Each Owner shall keep such Owner's residence in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or ther substance.

8. No shades, awnings, window guards, ventilators, fans or air-conditioning devises shall be used in or about the buildings, except as shall have been approved by the Board of Managers.

9. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of building, except such as shall have been approved in writing by the Board of Managers, nor shall anything be projected out of any window of building without similar approval.

10. Wet garbage shall be disposed of in the disposals, and dry refuse from residences shall be deposited with care in receptacles provided for such purposes. The same shall be wrapped, sacked or tied in such manner that it will not scatter when removed.

11. Water-closets and other water apparatus in buildings shall not be used for any purpose other than those for which they were constructed, nor shall any sweeping, rubbish, rags, paper, ashes or any other article be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus shall be paid for by the Owner in whose residence it shall have been caused.

12. No Owner shall send any employee of Tara Gardens out of the development on any private business of the Owner.

13. No dogs or cats shall be kept or harbored in the buildings or on the grounds.

14. No radio or television aerial shall be attached to or hung from the exterior of the building without written approval of the Board of Managers.

15. No vehicle belonging to an Owner or to a member of the family or guest, sub-tenant or employee of an Owner shall be parked in such a manner as to impede or prevent ready access to another Owner's parking space. The Owners, their employees, agents, visitors, licensees, and the Owner's family will obey the parking regulations for the safety, comfort and convenience of the Owners.

16. No driver should exceed 5 miles per hour in the garage area of 15 miles per hour on Tara Lane.

17. All Owners are expected to close entrance and exit doors of the garages after their use.

18. Cars are not to be left on Tara Lane overnight; they should be parked in the garage or in the parking area at the rear. In the day time, cars should not be parked immediately in front of the building entrances.

19. Each Owner shall make use of those parking spaces assigned to him or her only, and also to that storage room or storage space assigned to him or her. The Owners Association is not responsible for damage to, or loss from automobiles or lockers. PLEASE KEEP AUTOS AND LOCKERS LOCKED AT ALL TIMES.

20. The regulations for the use of the swimming pool, shall be delivered to each Owner and which shall be posted at the swimming pool, shall be strictly observed.

21. No child or children under eighteen years of age may reside in any residence for in excess of thirty days each year.

22. For access in case of emergency, each Owner, in his absence, shall leave keys to his unit with another Owner of his choice. Approved by Board of Managers 6-9-76.

23. No Owner or realtor shall erect "For Sale" or "For Rent" signs on the common property of the condominium without the permission of the Board of Managers. Approved by Owners 9-9-76.

24. The Board of Managers may assess additional maintenance payments for a second garage stall, for the operation of a refrigerator or freezer in a storage room, and for the use of an extra storage room. Approved by Owners 1-27-77.

25. In the allocation of garage stalls, the Board of Managers will be guided by the following policies:

- (a) One stall be allocated to the Owner of any unit. This stall will be blocked off for the Owner whether or not he occupies the unit.
- (b) Owners in a particular building shall be given preference when second stalls are allocated in that building. Any allocation of a second stall to an Owner in another building shall terminate upon request from an Owner within the particular building.
- (c) No Owner shall be allocated a third stall. Any

Owner seeking a third stall may be able to make a private arrangement with an Owner who is not occupying his or her stall.

- (d) When there are more than four requests for a second stall in one building, the Board, in making allocations, will give consideration to length of the time Owners have resided in Tara Gardens. Approved by Board of Managers 2-10-77.

26. Patio areas between the buildings, the lawn next to the pool, and the pool deck area are for the leisure use of Owners. Other areas are not to be used for this purpose.

DATED this 6th day of June, 1984.

TARA GARDENS OWNERS ASSOCIATION

Joseph A. Brown
 Joseph A. Brown, President

STATE OF UTAH)
 : ss.
 COUNTY OF SALT LAKE)

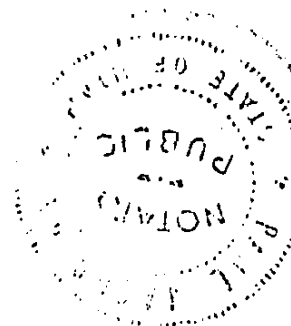
On the 6th day of June, 1984, personally appeared before me Joseph A. Brown, President, Tara Gardens Owners Association, the signer of the foregoing instrument, who duly acknowledged to me that he did execute the same.

Paul G. Jacobson
 Notary Public

Residing at: Midvale, Utah

My Commission Expires:

Aug. 25, 1984



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