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SALT LAKE COUNTY
RECORDER

18402

SECURITY DEPARTMENT
REF: Wayne Harper

3955298

FAIRMEADOWS OF COUNTRYWOODS
FIFTH SUPPLEMENTAL DECLARATION OF AND AMENDMENT TO
COVENANTS, CONDITIONS AND RESTRICTIONS
PHASE IV (COVENTRY AT FAIRMEADOWS)
A PROSWOOD OPEN SPACE COMMUNITY CONDOMINIUM
(INCLUDING RESTATED DECLARATION AND BYLAWS, AS AMENDED)

THIS FIFTH SUPPLEMENTAL DECLARATION is made and
executed this 24th day of May, 1984, by THE PROSWOOD
CORPORATION (formerly Prowswood, Inc.), a Utah corporation
(the "Declarant").

R E C I T A L S:

A. On December 4, 1978, Declarant made and executed an
Enabling Declaration of Fairmeadows Phase No. I, a Prowswood
Open Space Community Condominium, (hereinafter referred to
as the "Original Declaration") as part of a plan for the
Fairmeadows Condominium Project ("Project"), which Original
Declaration was executed by Declarant on December 4, 1978,
and recorded in the office of the County Recorder of Salt
Lake County, State of Utah, on December 6, 1978, in Book
4782 at page 785 et. seq., as Entry No. 3207544. The
related Record of Survey Map (the "Original Map") was
recorded concurrently with the Original Declaration in Book
78-12 of Plats at page 235 as Entry No. 3207545. The
Original Declaration and the Original Map submitted to the
provisions of the Utah Condominium Owner Act (Utah Code
Annotated, Sections 57-8-1 et. seq., as amended from time to

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time) ("Act") the following described real property situated in Salt Lake County, State of Utah, to-wit:

Beginning at a point on the North line of Baker Drive, said point being North 326.90 feet and East 329.64 feet from the Southwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 9°02' East 96.0 feet; thence North 53°00' West 107.79 feet; thence North 10°00' West 60.32 feet; thence North 30°00' East 113.68 feet; thence North 10°00' West 139.27 feet; thence North 17°00' East 87.56 feet to the South line of Enchanted Drive, said point also being on a curve to the left, the radius point being North 17°00' East 251.24 feet; thence Easterly along the arc of said curve and South line 177.59 feet to a point of a compound curve to the left, the radius point being North 23°30' West 122.0 feet; thence Northeasterly along the arc of said curve and South line 139.47 feet; thence South 89°00' East 203.19 feet; thence South 71°15' East 310.83 feet; thence South 22°30' West 22.51 feet; thence South 69°05'40" East 106.82 feet; thence South 21°00' West 112.16 feet; thence South 33°50' West 45.02 feet; thence South 21°00' West 121.80 feet; thence South 10°47'51" East 48.60 feet; thence South 8°45' West 115.21 feet; thence South 21°35' West 45.02 feet; thence South 8°45' West 112.86 feet; thence North 80°35'28" West 52.33 feet; thence North 80°27'20" West 137.01 feet; thence North 81°18'37" West 190.00 feet; thence North 81°33'15" West 25.02 feet to the North line of Baker Drive, said point also being on a curve to the left, the radius point being South 85°01'25" West 51.86 feet; thence Northwesterly along the arc of said curve and north line 68.78 feet to a point of tangency; thence North 80°58' West along said North line 277.17 feet to the point of beginning. Contains 10.825 acres.

Subject to reservations, easements, restrictions, provisions, and covenants of record.

B. Under Section 23 of Article III of the Original Declaration, Declarant reserved an option until the seventh

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anniversary of the recording of the Original Declaration to expand the Condominium Project from time to time in compliance with Section 57-8-13.6 of the Act.

C. On June 13, 1979, Declarant made and executed a Supplementary Declaration of, and Amendment to, Covenants, Conditions and Restrictions of Fairmeadows, a Prowswood Open Space Community Condominium (Phase I) (herein "First Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, June 14, 1979, as Entry No. 3294150 in Book 4881 at Page 455, et. seq. The First Supplemental Declaration expanded the Project by the addition and submission of certain real property located in Salt Lake County, State of Utah, to the Project and the provisions of the Act, which property is more particularly described as follows, to wit:

Beginning at a point on the North line of Baker Drive, said point being East 329.64 feet and North 326.90 feet from the Southwest Corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 80°58' West along said North line 260.37 feet to a point of a 25.0 foot radius curve to the right; thence Westerly along the arc of said curve 12.12 feet to the East line of 700 East Street; thence North 0°01'56" West along said East line 508.86 feet to a point on a curve to the right, the radius point of which is South 36°53'28" East 25.0 feet; thence Easterly along the arc of said curve 24.64 feet to a point of tangency, also the South line of Enchanted Drive, thence South 70°25' East along said South line 282.56 feet to a point of a 251.24 foot radius curve to the left; thence Southeasterly along the arc of said curve 11.33 feet; thence South 17°00' West 37.56 feet; thence South 10°00' East 139.27 feet; thence South 80°00'

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West 113.68 feet; thence South 10°00' East 60.32 feet; thence South 53°00' East 107.79 feet; thence South 9°02' West 96.00 feet to the point of beginning. Contains 3.018 acres.

Also the "Maintenance Area" described as follows: Beginning at a point on the North line of Enchanted Drive, said point being East 338.27 feet and North 837.07 feet from the Southwest corner of Section 20, Township 2 South, Range 1 East Salt Lake Base and Meridian, and running thence North 11°42'59" West 76.84 feet; thence South 81°49'09" East 152.26 feet; thence South 20°00' East 69.82 feet to a point on a curve to the right, the radius point of which is North 17°08'56" West 211.24 feet, thence Westerly along the arc of said curve 135.43 feet to a point of tangency; thence North 70°25' West 27.48 feet to the point of beginning.

RESERVING UNTO THE PROSWOOD CORPORATION, the Declarant, its successors and assigns, a 30.0 foot ingress and egress Easement, the centerline being as follows: Beginning at a point on the North line of Enchanted Drive, said point being East 364.17 feet and North 827.87 feet from the Southwest corner of said Section 20, and running thence North 19°35' East 79.25 feet to the South line of the R.V. Storage Area.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcels of real property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; and Patent reservations or exclusions; any mineral reservations of record and rights incident thereto; and any easements or rights-of-way which are enforceable at law or in equity.

D. On February 28, 1983, Declarant made and executed an instrument entitled "Second Supplementary Declaration of and Amendment to Covenants, Conditions and Restrictions of Fairmeadows, a Prowswood Open Space Condominium" (herein

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"Second Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, March 1, 1983, as Entry No. 3764053 in Book 5440 at Pages 2881, et. seq. The Second Supplemental Declaration set forth and clarified requirements and provisions regarding the expansion of the Project by the addition of Additional Land.

E. On November 1, 1983, Declarant made and executed "Coventry at Fairmeadows Third Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions of Fairmeadows - Phase III, a Prowswood Open Space Community Condominium" (herein "Third Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, December 1, 1983, as Entry No. 3875601 in Book 5511 at Page 1249, et. seq. The Third Supplemental Declaration expanded the Project by the addition and submission of certain real property located in Salt Lake County, State of Utah, to the Project and the provisions of the Act, which property is more particularly described as follows, to wit:

BEGINNING at a point on the West line of 900 East Street, said point being S 0°01'30" E along a County Monument line 2500.10 feet and West 33.00 feet from the Monument at the intersection of 6600 South Street and 900 East Street, said point of beginning also being North 227.25 feet and East 1667.04 feet from the Southwest corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence West 122.83 feet to a fence line; thence S 6°30' W along said fence line 71.89 feet; thence N

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65°00' W along said fence line 91.84 feet;
thence S 75°01'38" W along said fence line 63.20
feet; thence N 9°11'52" E 209.55 feet; thence N
73°55'16" W 131.89 feet; thence N 20°54'20" E
264.845 feet to a fence line; thence S 69°05'40"
E 293.15 feet to the West line of 900 East
Street; thence S 0°01'30" E along said West line
337.21 feet to the point of beginning. Contains
2.832 acres.

RESERVING UNTO THE PROSWOOD CORPORATION, the
Declarant, its successors and assigns, a
perpetual non-exclusive easement and
right-of-way for ingress and egress for
pedestrian and vehicular traffic over, across,
and through the following described real
property, to-wit:

Beginning on the Westerly right-of-way line of
900 East Street at a point North 0°01'30" West
along the monument line 348.03 feet and South
89°58'30" West 33.00 feet from the county survey
monument on 900 East at approximately 7000
South, said point of beginning also being North
336.25 feet and East 1666.99 feet from the
Southwest corner of Section 20, Township 2
South, Range 1 East, Salt Lake Base and Meridian
and running thence Northwesterly along the arc
of a 24.02 foot radius curve to the left through
a central angle of 83°28'30" a distance of 23.32
feet to a point of tangency; thence North 83°30'
West 43.69 feet to a point of curve of a 490.24
foot radius curve to the left; thence Westerly
along the arc of said curve through a central
angle of 6°30' a distance of 55.62 feet to a
point of reverse curve of a 443.58 foot radius
curve to the right, the center of which bears
North from said point; thence Northwesterly
along the arc of said curve through a central
angle of 16°03'44" a distance of 124.35 feet to
a point of tangency; thence North 73°56'16" West
130.62 feet; thence North 20°54'20" East 38.14
feet; thence South 73°56'16" East 79.19 feet to
a point of curve of a 80.0 foot radius curve to
the left; thence Easterly along the arc of said
curve through a central angle of 45°05'14" a
distance of 62.95 feet to a point of tangency;
thence North 60°58'30" East 9.70 feet to a point
of curve of a 81.0 foot radius curve to the
right; thence Easterly along the arc of said
curve through a central angle of 65°00' a

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distance of 91.89 feet to a point of tangency; thence South 54°01'30" East 6.00 feet to a point of curve of a 130.92 foot radius curve to the left; thence Southeasterly along the arc of said curve through a central angle of 36°00' a distance of 82.26 feet to a point of tangency; thence North 89°58'30" East 15.58 feet to a point of curve of a 25.0 foot radius curve to the left; thence Northeasterly along the arc of said curve through a central angle of 90°00' a distance of 39.27 feet to a point of tangency on the West right-of-way line of 900 East Street; thence South 0°01'30" East along said West line 102.00 feet to the point of beginning.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcels of real property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; and Patent reservations or exclusions; any mineral reservations or record and rights incident thereto; and any easements or rights-of-way which are enforceable at law or in equity.

F. On April 25, 1984, Declarant made and executed an instrument entitled "Fairmeadows of Countrywoods Fourth Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions Phase III (Coventry at Fairmeadows), a Prowswood Open Space Community Condominium" (herein "Fourth Supplemental Declaration") which was recorded in the office of the County Recorder of Salt Lake County, State of Utah, April 30, 1984, as Entry No. 3935083 in Book 5551 at Pages 1249, et. seq. The Fourth Supplemental Declaration amended and revised Exhibit "B"

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with respect to Percentage Interests in the common areas of the Project.

G. Declarant is the owner in fee simple of the parcels of real property particularly described in Article II of this Fifth Supplemental Declaration. Declarant elects to expand the initial Project, as previously expanded, by submitting to the provisions of the Act and the Declaration the parcels of real property described in Article II.

H. Under the provisions of the Declaration, Declarant expressly reserved the absolute right to add to the Project any or all portions of the Additional Land. Accordingly, Declarant now intends that the real property described in Article II of this Fifth Supplemental Declaration shall become subject to the Declaration. To this end and for the benefit of the Project and the owners thereof, Declarant desires to expand the Project by this Fifth Supplemental Declaration in accordance with Section 23 of Article III of the Declaration.

I. DEFINITIONS

When used in this Fifth Supplemental Declaration (including that portion hereof headed "Recitals"), the following terms shall have the meaning indicated:

1. Fifth Supplemental Declaration shall mean and refer to this "Fairmeadows of Countrywoods Fifth Supplemental Declaration of and Amendment to Covenants, Conditions and Restrictions, Phase IV (Coventry at Fairmeadows), a

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Prowswood Open Space Community Condominium (Including Restated Declaration and Bylaws, as Amended)", which Phase IV shall also be known as part of Coventry at Fairmeadows.

2. Phase IV Map shall mean and refer to the Record of Survey Map of "Coventry at Fairmeadows, Phase IV" of Fairmeadows Condominium Project executed and acknowledged by Declarant, prepared and certified to by Robert B. Jones (a duly registered Utah Land Surveyor holding Certificate No. 1525) and filed for record in the office of the County Recorder of Salt Lake County, Utah, concurrently with the filing of this Fifth Supplemental Declaration.

3. Other Definitions. Except as herein otherwise defined or as may be required by the context, all terms defined in Article II of the Declaration shall have such defined meanings when used in this Fifth Supplemental Declaration.

II. PROPERTY SUBMISSION

The Tract which is hereby submitted to the provisions of the Act and which shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as supplemented or amended by this Fifth Supplementary Declaration consists of the following described real property situated in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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Together with all easements, rights-of-way and other appurtenances and rights incident to, appurtenant to, or accompanying the Tract.

All of the foregoing is subject to: all liens for current and future taxes, assessments and charges imposed or levied by governmental or quasi-governmental bodies; any patent reservations or exclusions; any mineral reservations of record and rights incident thereto; and any easements or rights of way which are enforceable at law or in equity.

III. EFFECT OF FOREGOING SUBMISSION

Declarant hereby declares that the real property described in Article II of this Supplemental Declaration and on Phase IV Map shall be annexed to and become subject to the Declaration, with all previous amendments thereto, which upon recordation of this Fifth Supplemental Declaration and Phase IV Map shall constitute and effectuate the expansion of the Project (including Phases I, II, III and IV), making the real property described in Article II of this Fifth Supplemental Declaration subject to the functions, powers, rights, duties and jurisdiction of the Association of Unit Owners.

IV. UNITS CREATED BY EXPANSION

As shown on the Phase IV Map, four (4) additional Units are created on the Tract described in Article II of this Fifth Supplemental Declaration. Said additional Units are located within a portion of the Additional Land. Upon the recordation of the Phase IV Map and this Fifth Supplemental Declaration, the total number of Units in the Project will

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be one hundred ninety-four (194). Said Additional Units are compatible with all Units presently within the Project but are dissimilar in construction and design. The Additional Units are constructed of substantially the same materials used for all previous Units and are of equal or better quality and of equal or higher value.

V. REALLOCATION OF PERCENTAGE INTERESTS

Under the Act and by Article III of the Declaration, in connection with an amendment such as that accomplished by this instrument, Declarant is required to amend the Declaration so as to reallocate the Percentage Interest appurtenant to each Unit. Accordingly, Exhibit "B" to the Declaration is amended in its entirety to become the "Fourth Revised Exhibit "B" - Phase IV" attached to this Fifth Supplemental Declaration and made a part hereof by this reference. The reallocated Percentage Interests which are contained in said Fourth Revised Exhibit "B", as required by Paragraph 5 of Article III of the Declarant, have been computed on the basis of the size that each of the Units bears to the aggregate size of all the Units.

VI. AMENDMENTS TO THE DECLARATION

Pursuant to the provisions of Paragraph 24(b) and Paragraph 25(a) of the Declaration as previously amended, Declarant reserved the right to unilaterally amend the Declaration as long as it owned at least twenty-six percent (26%) of the percentage interest then appurtenant or to be

added to the Project and so long as seven (7) years from the date of recording of the Declaration has not expired. Declarant states that it is the owner of at least twenty-six percent (26%) of the Percentage Interest now appurtenant, now added or to be added to the Project in accordance with the intent of this Fifth Supplemental Declaration (and the Declaration and prior Supplemental Declarations) and that seven (7) years has not expired from the date of recording of the Declaration.

It is deemed by Declarant to be in the best interests of the Project to restate in its entirety the terms and conditions of the Declaration and the Bylaws such that all previous amendments and those set forth in the restated Declaration shall be contained in one document. Accordingly, Declarant hereby restates in its entirety all of the terms and conditions of the Declaration and Bylaws, as previously amended and as amended hereby. Such restated Declaration and Bylaws are attached hereto and incorporated herein as Exhibits "C" and "D" respectively.

VII. EFFECTIVE DATE

The effective date of this Fifth Supplemental Declaration and of Phase IV Map shall be the date on which said instruments are filed for record with the office of the County Recorder of Salt Lake County, State of Utah. From and after said date the Declaration and Phase IV Map of Fairmeadows Condominium Project shall consist of the

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Declaration and Map as supplemented and amended by this Fifth Supplemental Declaration and Phase IV Map.

IN WITNESS WHEREOF, Declarant has executed this instrument on the day and year first above written.

THE PROSWOOD CORPORATION
(formerly Prowswood, Inc.),
a Utah Corporation

ATTEST:

By Donna K. Corak
Its Secretary

By Richard A. Prows
Its Pres.

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

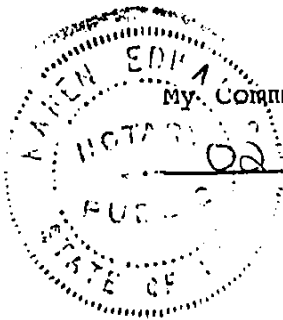
On the 24th day of May, 1984,
personally appeared before me Richard A. Prows
and Donna K. Corak, who on oath did say that he,
the said Richard A. Prows is the President
_____ of The Prowswood Corporation, and that she,
the said Donna K. Corak is the Secretary of said
corporation, and the within and foregoing instrument was
signed in behalf of said corporation by authority of a

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resolution of its board of directors and the said

Richard D. Prouss and Donna K. Corak

each duly acknowledged to me that said corporation executed
the same.



My Commission Expires:

02-09-86

Karen Edwards
NOTARY PUBLIC, Residing at:
Salt Lake City

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EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows: Beginning at a point East 1381.99 feet and North 117.87 feet from the Southwest corner of said Section 20; and running thence North $80^{\circ}44'14''$ West 123.39 feet; thence North $9^{\circ}16'$ East 128.50 feet; thence South $80^{\circ}44'$ East 123.23 feet; thence South $9^{\circ}11'52''$ West 128.49 feet to the point of beginning.

FOURTH REVISED EXHIBIT "B"

Fairmeadows Condominium Project
(After Phase IV Expansion)

<u>Unit No.</u>	<u>Building No.</u>	<u>Size of Unit</u> <u>(See Declaration formula)</u>	<u>Percentage</u> <u>Interest</u>
1	1	1321.0	0.5912
2	"	1344.0	0.6015
3	"	1196.0	0.5353
4	2	1196.0	0.5353
5	"	1321.0	0.5912
6	"	1344.0	0.6015
7	"	1344.0	0.6015
8	"	1344.0	0.6015
9	"	1321.0	0.5912
10	3	1321.0	0.5912
11	"	1344.0	0.6015
12	"	1196.0	0.5353
28	16	1196.0	0.5353
29	"	1344.0	0.6015
30	"	1321.0	0.5912
31	"	1196.0	0.5353
32	17	1321.0	0.5912
33	"	1344.0	0.6015
34	"	1344.0	0.6015
35	"	1344.0	0.6015
36	"	1321.0	0.5912
37	"	1196.0	0.5353
57	8	1250.0	0.5594
58	"	1267.5	0.5673
59	"	1267.5	0.5673
60	"	1250.0	0.5594
61	9	1250.0	0.5594
62	"	1267.5	0.5673
63	"	1267.5	0.5673
64	"	1250.0	0.5594
65	10	1250.0	0.5594
66	"	1267.5	0.5673
67	"	1267.5	0.5673
68	"	1250.0	0.5594
69	11	1250.0	0.5594
70	"	1267.5	0.5673
71	"	1267.5	0.5673
72	"	1250.0	0.5594
73	12	1250.0	0.5594
74	"	1267.5	0.5673

REVISED EXHIBIT "B" (Continued)

75	12	1267.5	0.5673
76	"	1250.0	0.5594
77	13	1250.0	0.5594
78	"	1267.5	0.5673
79	"	1267.5	0.5673
80	"	1250.0	0.5594
81	14	1250.0	0.5594
82	"	1267.5	0.5673
83	"	1267.5	0.5673
84	"	1250.0	0.5594
85	15	1250.0	0.5594
86	"	1267.5	0.5673
87	"	1267.5	0.5673
88	"	1250.0	0.5594
94	18	1196.0	0.5353
95	"	1321.0	0.5912
96	"	1344.0	0.6015
97	"	1196.0	0.5353
121	24	1250.0	0.5594
122	"	1267.5	0.5673
123	"	1267.5	0.5673
124	"	1250.0	0.5594
125	25	1250.0	0.5594
126	"	1267.5	0.5673
127	"	1267.5	0.5673
128	"	1250.0	0.5594
129	26	1250.0	0.5594
130	"	1267.5	0.5673
131	26	1267.5	0.5673
132	"	1250.0	0.5594
133	27	1250.0	0.5594
134	"	1267.5	0.5673
135	"	1267.5	0.5673
136	"	1250.0	0.5594
137	28	1250.0	0.5594
138	"	1267.5	0.5673
139	"	1267.5	0.5673
140	"	1250.0	0.5594
141	29	1250.0	0.5594
142	"	1267.5	0.5673
143	"	1267.5	0.5673
144	"	1250.0	0.5594
145	30	1250.0	0.5594
146	"	1267.5	0.5673
147	"	1267.5	0.5673
148	"	1250.0	0.5594
149	31	1250.0	0.5594
150	"	1267.5	0.5673
151	"	1267.5	0.5673
152	"	1250.0	0.5594
153	32	1051.0	0.4703

REVISED EXHIBIT "B" (Continued)

154	32	1051.0	0.4703
155	"	1051.0	0.4703
156	"	1051.0	0.4703
157	"	1051.0	0.4703
158	"	1051.0	0.4703
159	"	1051.0	0.4703
160	"	1051.0	0.4703
161	33	1051.0	0.4703
162	"	1051.0	0.4703
163	"	1051.0	0.4703
164	"	1051.0	0.4703
165	"	1051.0	0.4703
166	"	1051.0	0.4703
167	"	1051.0	0.4703
168	"	1051.0	0.4703
169	34	1051.0	0.4703
170	"	1051.0	0.4703
171	"	1051.0	0.4703
172	"	1051.0	0.4703
173	"	1051.0	0.4703
174	"	1051.0	0.4703
175	"	1051.0	0.4703
176	"	1051.0	0.4703
177	35	1051.0	0.4703
178	"	1051.0	0.4703
179	"	1051.0	0.4703
180	"	1051.0	0.4703
181	"	1051.0	0.4703
182	35	1051.0	0.4703
183	"	1051.0	0.4703
184	"	1051.0	0.4703
185	36	1051.0	0.4703
186	"	1051.0	0.4704
187	"	1051.0	0.4704
188	"	1051.0	0.4704
189	"	1051.0	0.4704
190	"	1051.0	0.4704
191	"	1051.0	0.4704
192	"	1051.0	0.4704
193	37	1051.0	0.4704
194	"	1051.0	0.4704
195	"	1051.0	0.4704
196	"	1051.0	0.4704
197	"	1051.0	0.4704
198	"	1051.0	0.4704
199	"	1051.0	0.4704
200	"	1051.0	0.4704
201	38	1051.0	0.4704
202	"	1051.0	0.4704
203	"	1051.0	0.4704
204	"	1051.0	0.4704

REVISED EXHIBIT "B" (Continued)

205	38	1051.0	0.4704
206	"	1051.0	0.4704
207	"	1051.0	0.4704
208	"	1051.0	0.4704
209	39	1051.0	0.4704
210	"	1051.0	0.4704
211	"	1051.0	0.4704
212	"	1051.0	0.4704
213	"	1051.0	0.4704
214	"	1051.0	0.4704
215	"	1051.0	0.4704
216	"	1051.0	0.4704
217	40	1051.0	0.4704
218	"	1051.0	0.4704
219	"	1051.0	0.4704
220	"	1051.0	0.4704
221	"	1051.0	0.4704
222	"	1051.0	0.4704
223	"	1051.0	0.4704
224	"	1051.0	0.4704
225	41	1051.0	0.4704
226	"	1051.0	0.4704
227	"	1051.0	0.4704
228	"	1051.0	0.4704
229	"	1051.0	0.4704
230	"	1051.0	0.4704
231	"	1051.0	0.4704
232	"	1051.0	0.4704
233	42	1051.0	0.4704
234	"	1051.0	0.4704
235	"	1051.0	0.4704
236	"	1051.0	0.4704
237	"	1051.0	0.4704
238	"	1051.0	0.4704
239	"	1051.0	0.4704
240	"	1051.0	0.4704
241	43	1051.0	0.4704
242	"	1051.0	0.4704
243	"	1051.0	0.4704
244	"	1051.0	0.4704
245	"	1051.0	0.4704
246	"	1051.0	0.4704
247	"	1051.0	0.4704
248	"	1051.0	0.4704
249	44	1051.0	0.4704
250	"	1051.0	0.4704
251	"	1051.0	0.4704
252	"	1051.0	0.4704
253	"	1051.0	0.4704
254	"	1051.0	0.4704
255	"	1051.0	0.4704

REVISED EXHIBIT "B" (Continued)

256	44	1051.0	0.4704
	TOTAL	223,440.00	100.0000

EXHIBIT "C"

FAIRMEADOWS OF COUNTRYWOODS

A Prowswood Open Space Community Condominium
(Restated Declaration - May, 1984)

THIS RESTATED DECLARATION is made and executed this 24th day of May, 1984, by The Prowswood Corporation (formerly Prowswood, Inc.), a Utah Corporation (hereinafter referred to as the "Declarant").

I. PREVIOUS SUBMISSION

The Declarant has previously made and executed an Enabling Declaration of Fairmeadows Phase No. I, a Prowswood Open Space Community Condominium (hereinafter referred to as the "Original Declaration") which Original Declaration was executed by Declarant on December 4, 1978, and recorded in the office of the County Recorder of Salt Lake County, State of Utah, on December 6, 1978, in Book 4782 at Page 785 et. seq., as Entry No. 3207544. The related Record of Survey Map (the "Original Map") was recorded concurrently with the Original Declaration in Book 78-12 of Plats at Page 235 as Entry No. 3207545. The Original Declaration and the Original Map submitted to the provisions of the Utah Condominium Owner Act (Utah Code Annotated, Section 57-8-1 et. seq., as amended from time to time) certain real property located in Salt Lake County. Subsequent thereto, and in accordance with the provisions of the Original Declaration and the Act, Declarant has added Additional Land to the Project and has in addition made certain amendments to the Original Declaration. As a result of such additions and amendments, it is the desire of the Declarant to fully restate hereat, such Original Declaration as amended, this document hereinafter referred to as the "Restated Declaration".

II. DEFINITIONS

When used in this Restated Declaration and in the restated By-Laws which are made a part of this Declaration and are attached hereto as Exhibit "D", the following terms shall have the meaning indicated. Any term used herein which is defined by the Act shall, to the extent permitted by the context hereof, have the meaning ascribed by the Act.

1. Act shall mean and refer to the Utah Condominium Ownership Act (Sections 57-8-1 through 57-8-36, Utah Code

Annotated (1953), as the same may be amended from time to time.

2. Declaration shall mean and refer to the original Declaration and except where the context requires otherwise any supplementary declaration or supplemental declaration, including this restated Declaration, which may be filed from time to time.

3. Declarant shall mean and refer to The Prowswood Corporation (formerly Prowswood, Inc.), a Utah Corporation, and its successors and assigns.

4. Record of Survey Map and Map shall mean and refer to the Record of Survey Map filed simultaneously with the original Declaration, consisting of three sheets, and prepared and certified to by Robert B. Jones, a duly registered Utah Land Surveyor having Certificate No. 1525, and where the context requires each additional Record of Survey Map filed with respect to the project including but not limited to expansion thereof.

5. Property shall mean and refer to the land as previously submitted to the Act and other land that may be annexed to the Project as provided herein, the buildings, all improvements and the structures thereon, all easements, rights and appurtenances belonging thereto, and all articles of personal property intended for use in connection therewith.

6. Management Committee and Committee shall mean and refer to the Management Committee of the Fairmeadows Condominium Project as it exists at any given time.

7. Association shall mean and refer to all of the Unit Owners acting as a group in accordance with the Declaration and the By-Laws.

8. Common Areas and Facilities and Common Areas shall mean, refer to, and include:

(a) The real property and interest in real property which the Declaration has submitted or which any Declaration may submit to the terms of the Act.

(b) All Common Areas and Facilities designated as such in the Survey Map.

(c) All Limited Common Areas and Facilities.

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(d) All foundations, columns, girders, beams, supports, perimeter walls, roofs, and any entrances and exists which are designed for the use of more than one Unit, parking spaces, access roads, driveways, walkways, pedestrian sidewalks, landscape and planting areas, fences, street lights and other common facilities.

(e) All apparatus, installations, and facilities included within the Project and existing for common use.

(f) All portions of the Project not specifically included within the individual Units.

(g) All Common Areas as defined in the Act, whether or not enumerated herein.

9. Limited Common Areas and Facilities and Limited Common Areas shall mean and refer to those Common Areas designated in the Map, in any supplemental Declaration and in Maps of future phases, as reserved for the use of a certain Unit or Units to the exclusion of the other Units.

10. Percentage Interest shall mean and refer to the percentage undivided interest of each Unit in the Common Areas as set forth in Revised Exhibit "B" (Fourth Revision) attached hereto as the same may be revised from time to time incident to expansion of the Project as provided herein.

11. Condominium Unit and Unit means and refers to a separate physical part of the Property intended for independent use, consisting of rooms or spaces located in a building. Units shall be shown in the Map and any supplemental Map by single cross-hatching. Mechanical equipment and appurtenances located within any one Unit or located without said Unit but designated and designed to serve only the Unit, such as appliances, electrical receptacles and outlets, air conditioning compressors and other air conditioning apparatus, fixtures and the like, shall be considered part of the Unit, as shall all decorated interiors, all surfaces of interior structural walls, floors and ceilings, windows and window frames, doors and door frames, and trim, consistent of, inter alia and as appropriate, wallpaper, paint, flooring, carpeting and tile. All pipes, wires, conduits, or other public utility lines or installations constituting a part of the Unit and serving only the Unit, and any structural members or any other property of any kind, including fixtures and appliances within any Unit, which are removable without jeopardizing the soundness, safety, or usefulness of the remainder of the

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building within which the Unit is situated shall be considered part of the Unit.

12. Unit Number shall mean and refer to the number designating a Unit in the Declaration and in the Map.

13. Unit Owner or Owner shall mean and refer to the owner of the fee in a Unit and the Percentage Interest in the Common Areas which is appurtenant thereto. In the event a Unit is the subject of an executory contract of sale, the contract purchaser shall, upon notice to the Committee by the Purchaser shall, unless the seller and the purchaser have otherwise agreed and have informed the Committee in writing of such agreement, be considered the Unit Owner for purposes of voting and Committee membership.

14. Rules and Regulations mean those rules and regulations adopted from time to time by the Management Committee that are deemed necessary for the enjoyment of the Project, provided they are not in conflict with the Act or the Declaration.

15. Common Expenses shall mean and refer to all sums which are expended on behalf of all the Unit Owners and all sums which are required by the Management Committee to perform or exercise its functions, duties, or rights under the Act, the Declaration, any Management Agreement for operation of the Project, and such Rules and Regulations as the Management Committee may from time to time make and adopt. By way of illustration but not limitation, Common Expenses shall include: (i) expenses of administration, maintenance, operation, repair, replacement of those elements of the Common Areas that must be replaced on a periodic basis, and other reserves as may be from time to time established pursuant to the Declaration; (ii) expenses agreed upon as Common Expenses by the Association and lawfully assessed against the Owners in accordance with the Declaration; (iii) expenses declared Common Expenses by the provisions of the Act or by the Declaration or by the By-Laws; and (iv) any valid charge against the Project as a whole.

16. Common Profits shall mean and refer to the balance of income, rents, profits and revenues from the Common Areas remaining after deduction of the Common Expenses.

17. Condominium Project and Project shall mean and refer to the Fairmeadows Condominium Project.

18. Tract shall mean and refer to the real property hereby submitted to the Project and to each portion of the

Additional Land which is separately submitted to the terms of the Act with the intention that it shall thereby comprise, or in the future may become, a part of the Project. The Property and each portion thereof which has previously been submitted to the terms of the Act constitutes a Tract.

19. Phase shall mean and refer to each separate step in development of the Project which is initiated through the submission of any parcel to the terms of the Act. The term shall also include all improvements which are constructed and all appurtenances, rights, obligations, and legal relationships which come into existence in conjunction with the submission of any single parcel of property. Each submission which is effected by the Declaration or supplement to the Declaration, the rights and obligations which are created thereby, and the improvements described in the Map related thereto which have been or will be constructed, together constitute a Phase.

20. Additional Land shall mean and refer to any land or an interest therein which may come from time to time to be added to the Project as an expansion thereof under the terms and conditions of this Declaration. Such additional land includes all or part of the real property located within Salt Lake County, State of Utah, together with all appurtenances thereto, described in Exhibit "C" to the original Declaration.

21. Mortgage shall mean any mortgage, deed of trust or other security instrument by which a Unit or any part thereof is encumbered. First Mortgage shall refer to a mortgage which has a lien position prior to any other mortgage.

22. Mortgagee shall mean any person named as a Mortgagee or beneficiary under or holder of a deed of trust.

23. Majority of the Owners shall mean and refer to the Owners of the Units to which more than fifty percent (50%) of the votes in the Association appertain.

24. Administrator shall mean and refer to the Administrator of the Veterans Administration, an agency of the government of the United States of America.

III. COVENANTS, CONDITIONS AND RESTRICTIONS

The submission of any Tract to the provisions of the Act is made upon and under the following covenants, conditions, and restrictions:

1. Description of Improvements. The improvements now included in the Project which have been submitted to the provisions of the Declaration are located on the property and all such improvements are described on the Map. The Map indicates the number of stories, the number of Units which are contained in the Buildings, which comprise a part of such improvements, the dimensions of the Units, the recreational areas and facilities such as the Recreation Building, pool, tennis courts, and all other Common Areas thereof. As of the date of this restated Declaration, there are one hundred ninety (190) Units contained in 35 buildings. Buildings 32, 33, 34, 35, 36 and 42 are comprised of three levels including basements for parking, each such Building containing eight (8) individual Units. Each Building of Buildings 8, 9, 10, 11, 12, 13, 14, 15, 24, 25, 26, 27, 28, 29, 30 and 31 contain four (4) individual Units with the two (2) outer Units consisting of one (1) level and the two (2) inside Units consisting of two (2) level Units; these Units have carports designated to them. Three (3) Units are contained in each of Buildings 1 and 3; six (6) Units are contained in each of Buildings 2 and 17; and four (4) Units are contained in each of Buildings 16 and 18. Units in Buildings 1, 2, 3, 16, 17 and 18 have attached garages and basements. All buildings are structurally of wood frame construction with stucco and/or rough sawn cedar exterior.

2. Description and Legal Status of Units. The Map shows all Unit and Building designations, locations, dimensions from which areas may be determined, those Limited Common Areas which are reserved for Unit use, and the Common Areas to which Units have immediate access. All Units are residential Units. All Units shall be capable of being independently owned, encumbered and conveyed.

3. Contents of Revised Exhibit "B". Revised Exhibit "B" (Fourth Revision) to this Restated Declaration furnishes the following information with respect to each Unit; (a) the Building and Unit Designation for each Unit; (b) each Unit's size; and (c) each Unit's Percentage Interest. With respect to Percentage Interest, to avoid a perpetual series of digits and to obtain a total of one hundred percent (100%), the Declarant reserves the right to make minor adjustments in some or all of Units as shall be necessary to obtain one hundred percent (100%).

4. Common and Limited Common Areas. (a) The Common Areas contained in the Project are described and identified in Article II of this Declaration. Neither the Percentage Interest nor the right of exclusive use of a Limited Common Area shall be separated from the Unit to which it

appertains; and, even though not specifically mentioned in the instrument of transfer, the Percentage Interest and such right of exclusive use shall automatically accompany the transfer of the Unit to which it relates. Each Unit Owner shall at its own cost keep the Limited Common Areas designed for exclusive use in connection with his Unit in a clean, sanitary and attractive condition at all times. Balconies, patios and carports shown adjacent to certain Units are Limited Common Areas appurtenant to such Unit. Such Limited Common Areas are depicted on the Map by double cross-hatching. Automobile parking spaces for all Units in Buildings 32, 33, 34, 35, 36 and 42 are located in the basement thereof and such spaces are Limited Common Areas as indicated on the Map.

(b) The use of the Common Areas shall be limited to the Owners in residence and to their tenants in residence, and to their guests, invitees and licensees. The use of each of the Limited Common Areas shall be restricted to the Owner of the Unit to which it is appurtenant, to his tenants in residence, and to his guests, invitees and licensees. The use of the Common Areas and Limited Common Areas shall be governed by the Declaration and the Rules of Regulations as initially established by Declarant and as adopted and amended from time to time by the Management Committee.

5. Computation of Percentage Interests. The proportionate share of the Unit Owners in the Common Areas of the Project is based on the "Size" that each of the Units bears to the total "Size" of all Units. The Percentage Interest of the respective Unit Owners will be adjusted at such time or times as the Project is expanded as provided in the Declaration to reflect the increased total "Size" of all Units resulting from such expansion. To determine proportionate shares in a manner which most equitably takes into consideration the burden of each Unit on the Common Areas, "Size" as used herein shall mean a factor determined for each Unit equal to one-half of the sum of: (i) the total square footage of ground space (real property) allocable to a Unit, exclusive of any space utilized solely by garages; (ii) the total square footage of floor space contained in a Unit, excluding the square footage contained in any basement, attic and/or garage; and (iii) twenty percent (20%) of the square footage of basement space of such Unit. The proportionate ownership in the Common Areas shall be for all purposes including, but not limited to, voting, participation in Common Profits, and assessments for Common Expenses.

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6. Unit Maintenance. Each Owner shall at his own cost and expense maintain, repair, paint, re-paint, tile, wax, paper or otherwise refinish and decorate the interior surface of the walls, ceilings, floors, windows and doors forming the boundaries of his Unit and all walls, ceiling, floors, window and doors within such boundaries. In addition to decorating and keeping the interior of his Unit in good repair and in a clean and sanitary condition, he shall be responsible for the maintenance, repair or replacement of any plumbing fixtures, water heater, heating equipment, air conditioner, lighting fixtures, refrigerator, dishwasher, disposal equipment, range or other appliances or fixtures that may be in, or connected with, his Unit. Each Unit shall be maintained so as not to detract from the appearance of the Project and so as not to affect adversely the value or use of any other Unit.

7. Association Membership. Membership in the Association shall be mandatory, shall be appurtenant to the Unit in which the Owner has the necessary interest and shall not be separated from the Unit to which it appertains. The property, business and affairs of the Association shall be governed by the Management Committee as agent of the Association.

8. Easement for Encroachment. If any part of the Common Areas encroaches or shall hereafter encroach upon a Unit or Units, an easement for such encroachment and for the maintenance for 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 or Units, an easement for such encroachment and for the maintenance shall and does exist. Such encroachments shall not be considered to be encumbrances either to the Common Areas of the Units. Encroachments referred to herein include, but are not limited to, encroachments caused by error in the original construction of the building(s) on the tract, by error in the Map, 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.

9. Access for Repair of Common Areas. Some of the Common Areas are or may be located within the Units or may be conveniently accessible only through the Units. The Owners of the other Units shall have the irrevocable right, to be exercised by the Committee, as its agent, 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, repair or replacement of any of the Common Areas located therein or accessible therefrom or for making emergency repairs therein necessary to prevent damage to the

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Common Areas or to another Unit or Units. The Committee shall also have such rights independent of the agency relationship. Damage to the interior of any part of a Unit or Units resulting from the maintenance, repair, emergency repair, or replacement of any of the Common Areas or as a result of emergency repairs within another Unit at the instance of the Committee or of Unit Owners shall be the responsibility of the Association; provided, that if such damage is the result of negligence of the Owner of a Unit, then such Owner shall be financially responsible for all such damage. Such damage shall be repaired and the property shall be restored substantially to the same condition as existed prior to damage. Amounts owing by Owners pursuant hereto shall be collected by the Committee by assessment.

10. Right of Ingress, Egress. Each Owner shall have the right to ingress and egress over, upon and across the Common Areas necessary for access to his Unit, and to the Limited Common Areas designated for use in connection with his Unit, and such rights shall be appurtenant to and pass with the title to each Unit.

11. Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines, and Other Common Facilities Located Inside of Units; Support. Each Unit Owner shall have an easement in common with the Owners of all other Units to use all pipes, wires, ducts, cables, conduits, public utility lines and other Common Facilities located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the pipes, ducts, cables, wires, conduits, public utility lines and other Common Facilities serving such other Units and located in such Unit. The Management Committee shall have a right of access to each Unit to inspect the same, to remove violations therefrom and to maintain, repair or replace the common areas contained therein or elsewhere in the buildings. Every portion of a Unit which contributes to the structural support of the building shall be burdened with an easement of structural support for the benefit of all other Units and the Common Areas.

12. Easement to Management Committee. The Management Committee shall have non-exclusive easements to make such use of the Common Areas as may be necessary or appropriate to perform the duties and functions which it is obligated or permitted to perform pursuant to the Declaration.

13. Easement for Utility Services. There is hereby created a blanket easement upon, across, over and under the property submitted to the Act or hereafter submitted to the Act for ingress, egress, installation replacing, repairing

and maintaining all utilities, including but not limited to, water, sewers, gas, telephones, electricity, and other utility services.

14. Easement for Use of Recreational Areas and Facilities. (a) Each Unit Owner (including but not limited to Owners of Units located on Additional Land which has been added to the Project in accordance with the requirements hereof) is hereby granted a non-exclusive right and easement of enjoyment in common with others of the amenities and recreational facilities constituting a portion of the Common Areas of the Project.

(b) The right and easements of enjoyment created hereby shall be subject to the following:

(1) The right of the Management Committee to charge guests reasonable admission and other fees for the use of the recreational areas and facilities;

(2) the right of the Declarant prior to the termination of the period of Declarant's control to grant and reserve easements and rights-of-way through, under, over and across the recreational areas, for the installation, maintenance and inspection of the lines and appurtenances for public or private water, sewer, drainage, gas, electricity, telephone and other utilities; and

(3) the right of the Management Committee to adopt Rules and Regulations governing the use by the Owners of the recreational areas and facilities.

(c) Any person having the right to use and enjoy the recreational areas and facilities may delegate such rights to the members of his family, tenants who reside in a Unit and to such other persons as may be permitted by the Management Committee.

(d) Each person having the right to use the recreational areas and facilities and each person to whom such right has been delegated shall comply with the Rules and Regulations regarding such use, as such Rules and Regulations may be established and amended from time to time by the Management Committee. Such rights to use may be suspended upon failure of a Unit Owner to pay his assessments.

15. Use of Units and Common Areas. (a) Each of the Units in the Project is intended to be used for single family residential housing and is restricted to such use.

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(b) There shall be no obstructions of the Common Areas by the Owners, their tenants, guests or invitees without the prior written consent of the Committee. The Committee may by Rules and Regulations prohibit or limit the use of the Common Areas as may be reasonable necessary for protecting the interests of all the Owners or protecting the Units or the Common Areas. Nothing shall be kept or stored on any part of the Common Areas without the prior written consent of the Committee, except as specifically provided herein. Nothing shall be altered on, constructed in or removed from the Common Areas except upon the prior written consent of the Committee.

(c) Nothing shall be done or kept in any Unit or in the Common Areas or any part thereof which would result in the cancellation of the insurance on the Project or any part thereof or increase the rate of the insurance on the Project or any part thereof over what the Committee, but for such activity, would pay, without the prior written consent of the Committee. Nothing shall be done or kept in any Unit or in the Common Areas or any part thereof which would be a violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to, or waste of, the Common Areas or any part thereof shall be committed by any Owner or any invitee of any Owner, and each Owner shall indemnify and hold the Committee and Owners harmless against all loss resulting from any such damage or waste caused by him or his invitees; provided, however, that any invitee of the Declarant shall not under any circumstances be deemed to be an invitee of any other Owner. No activities shall be carried on or permitted in any Unit or in the Common Areas or any part thereof, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any person at any time lawfully residing in the Project, including but not limited to any activity which would be considered illegal, dangerous to life or limb, noxious, destructive to property, obscene or offensive to a reasonable person.

(d) No Owner shall violate the Rules and Regulations for the use of the Units and of the Common Areas as adopted from time to time by the Management Committee.

(e) No structural alterations to any Unit shall be made by any Owner without the prior written consent of the Committee.

(f) No recreational vehicle (boats, campers, trailers, motor homes, or similar items) shall be parked on

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any portion of the Common Areas except for temporary parking.

(g) No signs whatsoever shall be erected or maintained in the Common Areas without the prior written consent of the Committee, except: (i) such signs as may be required to provide directions or required by law, and (ii) such signs as Declarant may erect or maintain incident to sale of Units.

(h) Notwithstanding anything contained herein to the contrary, until the Declarant has completed and sold all of the Units, neither the Unit Owners who have purchased Units from the Declarant nor the Committee shall interfere with the completion of improvements and sale of the remaining Units. The Declarant reserves the right to use any Units owned by Declarant as models, management offices or sales offices until such time as Declarant conveys title thereto to Unit Owners. Declarant reserves the right to relocate the same from time to time within the Project; upon relocation or sale of a model, management office or sales office, the furnishings thereof may be removed. Declarant further reserves the right to maintain on the Project such advertising signs, which may be placed in any location on the Project and may be relocated or removed, all at the sole discretion of Declarant. The reservation of this easement to facilitate sales is expressly made applicable to the Additional Land.

16. Status and General Authority of Committee.

Notwithstanding anything herein contained to the contrary, the Condominium Project shall be managed, operated and maintained by the Management Committee exclusively as agent of the Association and any act performed by the Management Committee pursuant to the Declaration or the By-Laws, as the same may be amended from time to time, shall be deemed to be performed by the Committee for and on behalf of the Association as its agent. The Management Committee shall have, and is hereby granted, the following authority and powers:

(a) The authority, with the vote or consent of the Unit Owners or of any other person(s) to grant or create, on such terms as it deems advisable, utility and similar easements over, under, across and through the Common Areas and Facilities.

(b) The authority to execute and record, on behalf of all the Unit Owners, any amendment to the Declaration or Map which has been approved by the vote or consent necessary to authorize such amendment.

(c) The power to sue and be sued.

(d) The authority to enter into contracts which in any way concern the Project, so long as any vote or consent of the Unit Owners necessitated by the subject matter of the agreement has been obtained.

(e) The power and authority to convey or transfer any interest in real property authorized by the Owners having an interest therein.

(f) The power and authority to purchase, otherwise acquire, and accept title to, any interest in real property, so long as such action has been authorized by any vote or consent which is necessary under the circumstances.

(g) The authority to license persons not otherwise entitled to use any of the recreational areas and facilities to use the same from time to time as the Committee deems appropriate upon payment of fees prescribed by it to help defray the cost of maintenance thereof.

(h) The power and authority to borrow money, provided that no indebtedness for borrowed funds shall exceed at any given time the sum of \$5,000.00 without the prior approval of the Majority of the Owners.

(i) The authority to promulgate such reasonable Rules and Regulations, and procedures as may be necessary or desirable to aid the Committee in carrying out any of its functions or to insure that the Project is maintained and used in a manner consistent with the interests of the Unit Owners.

(j) The power and authority to perform any other acts and to enter into any other transactions which may be reasonably necessary for the Management Committee to perform its functions as agent of the Association. Any instrument execute by the Management Committee that recites facts which, if true, would establish the Committee's power and authority to accomplish through such instrument what is purported to be accomplished thereby, shall conclusively establish said power and authority in favor of any person who in good faith and for value relies upon said instrument.

17. Professional Manager. The Committee shall carry out any and all of its functions which are capable of delegation through a professional Manager. Each professional manager retained for such services shall be an individual, entity or organization experienced and qualified

in the field of property management. The Manager so engaged shall be responsible for managing the Project for the benefit of the Unit Owners and shall, to the extent permitted by law and the terms of the agreement with the Committee, be authorized to perform any of the functions or acts required or permitted to be performed by the Management Committee itself.

18. Composition of Management Committee and Initial Selection Thereof. Until the election of the Committee takes place at the first annual meeting of the Association as provided in Section 2 of Article IV of the By-Laws, the Committee shall consist of such persons as shall have been designated by the Declarant. From and after the first annual meeting of the Association, the Management Committee shall be composed of five persons, all of whom shall be officers, directors or designees of Owners or spouses of Owners, or Mortgagees (or designees of Mortgagees) of Units. The Declarant shall have the right in its sole discretion to replace such members of the Committee as may be so selected and designated by it, and to select and designate their successors. In all other cases of vacancy the remaining Committee members shall elect a replacement to sit on the Committee until the expiration of the term for which the member being replaced was elected. Declarant may, by a written instrument duly recorded, waive its right to select the members of the Committee at any time prior to termination of the right to select Committee members reserved hereunder.

Within one hundred twenty (120) days subsequent to the first of following events, Declarant shall no longer be entitled to designate the Management Committee and Committee members shall thereafter be elected by Owners as provided herein. Such events are as follows:

(a) Units to which an aggregate of at least three-fourths (3/4) of the Percentage Interest then appurtenant or to be added to the Project have been conveyed by the Declarant to Unit Purchasers (i.e. Seventy-five percent (75%) of Two Hundred Thirty Three (233) Units) (It is not intended that seventy five percent (75%) of the Percentage Interest now appurtenant to the Project (160) Units be sufficient to cause transition); or

(b) The expiration of seven (7) years after the date on which this Declaration is filed for record in the Office of the County Recorder of Salt Lake County, Utah.

19. Agreement to Pay Assessment. Each Owner of any Unit by the acceptance of a deed therefor, whether or not it

be so expressed in the deed, or by entering into a sale and purchase contract, shall be deemed to covenant and agree with each other and with the Committee to pay to the Committee annual assessments made by the Committee for the purposes provided in this Declaration, and special assessments for capital improvements and other matters as provided in this Declaration. Such assessments shall be fixed, established and collected from time to time in the manner hereinafter provided.

(a) Amount of Total Annual Assessments. The total annual assessments against all Units shall be based upon advance estimates of cash requirements by the Committee to provide for the payment of all estimated expenses growing out of or connected with the maintenance and operation of the Common Areas, which estimates may include, among other things, expenses of management, grounds maintenance, taxes and special assessments, (until the Units are separately assessed as provided herein), premiums for all insurance which the Committee is required or permitted to maintain pursuant hereto, common lighting and heating, water charges, trash collection, sewer service charges, repairs and maintenance of the Common Areas and replacement of those elements of the Common Areas that must be replaced on a periodic basis, wages for Committee employees, legal and accounting fees, any deficit remaining from a previous period; the creation of a reasonably contingency reserve, surplus and/or sinking fund; 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.

(b) Apportionment of Annual Assessments. Expenses attributable to the Common Areas and to the Project as a whole shall be apportioned among all Owners in proportion to their respective Percentage Interests in the Common Areas.

(c) Notice of Annual Assessments and Time for Payment Thereof. Annual assessments shall be made on a calendar year basis. The Committee shall give written notice to each Owner as to the amount of the annual assessment with respect to his Unit not less than thirty (30) days nor more than sixty (60) days prior to the beginning of the next calendar year. Such assessment shall be due and payable in monthly installments on the first day of each and every month of each year; provided, however, that the first annual assessment shall be for the balance of the calendar year remaining after the date fixed by the Committee as the date of commencement of the Project. Such assessment shall be due and payable within thirty (30) days

after written notice of the amount thereof shall have been given to the respective Owner of a Unit. Each monthly assessment shall bear interest at the rate of twelve percent (12%) per annum from the date it becomes due and payable if not paid within thirty (30) days after such date. Failure of the Committee to give timely notice of any assessment as provided herein shall not affect the liability of the Owner of any Unit for such assessment, but the date when payment shall become due in such case shall be deferred to a date thirty (30) days after such notice shall have been given.

(d) Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Committee may levy in any assessment year a special assessment, payable over such a period as the Committee 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 expense incurred or to be incurred as provided in this Declaration. This Section shall not be construed as an independent source of authority for the Committee to incur expenses, but shall be construed to prescribe the manner of assessing for expenses authorized by other Sections hereof. Any amounts assessed pursuant thereto shall be assessed to Owners in proportion to their respective Percentage Interests in the Common Areas. Notice in writing of the amount of such special assessments and the time for payment thereof shall be given promptly to the Owners, and no payment shall be due less than thirty (30) days after such notice shall have been given. A special assessment shall bear interest at the rate of twelve percent (12%) per annum from the date it becomes due and payable if not paid within thirty (30) days after such date. Notwithstanding anything to the contrary herein contained, additions or capital improvements to the Project which cost no more than \$5,000.00 may be authorized by the Management Committee alone. Additions or capital improvements the cost of which will exceed such amount must, prior to being constructed, be authorized by the Majority of the Owners. Any addition or capital improvement which would materially alter the nature of the Project must, regardless of its cost and prior to being constructed, be authorized by a vote of Unit Owners in person or by proxy of not less than 67% of the Percentage Interest at a meeting of the Association, special or annual, at which a quorum is present.

(e) Lien for Assessments. All sums assessed to any Unit pursuant to this Declaration, together with interest thereon as provided herein, shall be secured by a lien on such Unit in favor of the Association. Such lien shall be superior to all other liens and encumbrances on

such Unit, except only for: (a) valid tax and special assessment liens on the Unit in favor of any governmental assessing authority; and (b) a lien for all sums unpaid on a first Mortgage, or on any Mortgage to Declarant, duly recorded in the Official Records of Salt Lake County, Utah, including all unpaid obligatory advances to be made pursuant to such Mortgage and all amounts advanced pursuant to such Mortgage and secured by the lien thereof in accordance with the terms of such instrument. All other lienors acquiring liens on any Unit after this Declaration shall have been recorded in said records shall be deemed to consent that such liens shall be interior to future liens for assessments, as provided herein, whether or not such consent be specifically set forth in the instruments creating such liens.

To evidence a lien for sums assessed hereunder, the Committee 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 Unit and a description of the Unit. Such a notice shall be signed by the Committee and may be recorded in the office of the County Recorder of Salt Lake County, Utah. No notice of lien shall be recorded until there is a delinquency in payment of the assessment. Such lien may be enforced by judicial foreclosure by the Committee in the same manner in which mortgages on real property may be foreclosed in Utah. In any such foreclosure, the Owner shall be required to pay the costs and expenses of such proceeding, the costs and expenses of filing the notice of lien and all reasonable attorneys' fees. All such costs, expenses and fees shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Committee any assessments against the Unit which shall become due during the period of foreclosure. In the event of foreclosure, after the institution of the action the Unit Owner shall pay a reasonable rental for his use of the Unit and the Committee shall, without regard to the value of the Unit, be entitled to the appointment of a receiver to collect any rentals due from the Owner or any other person. The Committee shall have the right and power to bid an amount equal to its then existing lien at the foreclosure sale or other legal sale and acquire, hold, convey, lease, rent, encumber, use and otherwise deal with the same as the Owner thereof.

A release of notice of lien shall be executed by the Committee and recorded in the office of the County Recorder of Salt Lake County, Utah, upon payment of all sums secured by a lien which has been made the subject of a recorded notice of lien.

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Any encumbrancer holding a lien on a Unit may pay, but shall not be required to pay, any amounts secured by the lien created hereunder, and upon such payment such encumbrancer shall be subrogated to all rights of the Committee with respect to such lien, including priority.

The Committee shall report to any encumbrancer of a Unit any unpaid assessments remaining unpaid for thirty days after the same shall have become due; provided, however, that such encumbrancer first shall have furnished to the Committee written notice of such encumbrance.

(f) Personal Obligation of Owner. The amount of any annual or special assessment against any Unit shall be the personal obligation of the Owner thereof to the Association. Suit to recover a money judgment for such personal obligation shall be maintainable by the Committee without foreclosing or waiving the lien securing the same. No Owner may avoid or diminish any personal obligation by waiver of the use and enjoyment of any of the Common Areas or by abandonment of his Unit.

(g) Statement of Account. Upon payment of a reasonable fee not to exceed ten dollars (\$10.00), or such other amount as may in the future be allowed by the Act, and upon written request of any Owner or any Mortgagee, prospective Mortgagee or prospective purchaser of a Unit, the Committee shall issue a written statement setting forth the amount of the unpaid assessments, if any, with respect to such Unit; the amount of the current yearly assessment and the date that such assessment becomes or became due; credit for advanced payments or prepaid items, including, but not limited to, an Owner's share of prepaid insurance premiums; and such statement shall be conclusive upon the Committee in favor of persons who rely thereon in good faith. Unless such request for a statement of account shall be complied with within twenty (20) days (or such other period of time as required by law), all unpaid assessments which became due prior to the date of making such request shall be subordinate to the lien of a Mortgagee which acquired its interest subsequent to requesting such statement. Where a prospective purchase makes such request, both the lien for such unpaid assessments and the personal obligations of the purchaser shall be released automatically if the statement is not furnished within the twenty (20) day period provided herein (or such other period of time as required by law) and thereafter an additional written request is made by such purchaser and is not complied with within ten (10) days, and the purchaser subsequently acquires the Unit.

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(h) Personal Liability for Purchaser for Assessments. Subject to the provisions of subparagraph (g) a purchaser of a Unit shall be jointly and severally liable with the seller for all unpaid assessments against the Unit up to the time of the grant or conveyance, without prejudice to the purchaser's right to recover from the seller the amount paid by the purchaser for such assessments.

20. Transition of Management. Notwithstanding anything to the contrary contained in paragraph 18 above, Declarant may at any time relinquish its reserved right to select the members of the Committee and to transfer the management of the Project to the Committee elected by Unit Owners. If and when Declarant elects so to do, Declaration shall notify Owners in writing the effective date of such transfer (Transfer Date) at least 45 days prior thereto. Thereupon, Unit Owners shall call a meeting to elect the members of the Management Committee to take office as of the Transfer Date. Declaration covenants to cooperate with Unit Owners in effecting orderly transition of management. Moreover, Declarant shall cause all obligations for Common Expenses of the Committee prior to the Transfer Date to be paid in full on or before such date. Accordingly, it is intended that the cash position of the Committee as of the Transfer Date will be zero.

21. Insurance. The Management Committee shall secure and at all times maintain the following insurance coverages:

(a) A multi-peril policy or policies of fire and casualty insurance, with extended coverage and all other coverage in the kinds and amounts commonly required by private institutional mortgage investors for projects similar in construction, location and use on a replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value (based upon replacement cost). Each such policy shall contain the standard mortgage clause which must be endorsed to provide that any proceeds shall be paid to the Association for the use and benefit of Mortgagees as their interests may appear. The assured shall be the Association.

(b) A comprehensive policy of public liability insurance insuring the Association, the Committee, the Manager, and the Unit Owners against any liability incident to the ownership, use, or operation of the Common Areas and public ways of the Project or of any Unit which may arise among themselves, to the public, or to any invitees, or tenants of the Project, or of the Unit Owners. Limits of liability under such insurance shall be not less than One Million Dollars (\$1,000,000.00) per occurrence, for personal

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property injury and/or property damage. Such insurance policy shall contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of negligent acts of the Association or other Unit Owners. The scope of coverage must include all other coverage in the kinds and amounts required by private institutional mortgage investors for similar projects in location, construction and use.

(c) The Association shall maintain fidelity coverage to protect against dishonest acts on the part of Committee Members, Manager (including, but not limited to employees of professional managers) employees, or volunteers responsible for handling funds belonging to or administered by the Association. The fidelity bond or insurance must name the Association as the obligee and shall be written in an amount equal to at least the estimated maximum of funds, including reserve funds, in the custody of the Association or the Committee Members or Manager at any given time during the term of the fidelity bond. Provided, however, the bond shall not be less than a sum equal to three (3) months' aggregate assessments on all Units plus reserve funds unless a greater amount is required by a majority of the Mortgagees or their designees. In connection with such coverage an appropriate endorsement to the policy to cover any persons who serve without compensation shall be added if the policy would not otherwise cover volunteers. All fidelity bond coverage shall provide that they may not be cancelled or substantially modified (including cancellation for nonpayment of premium) without at least thirty (30) days' prior written notice to the servicer on behalf of Mortgagees.

The following additional provisions shall apply with respect to insurance:

(a) In addition to the insurance and bond coverage described above, the Committee shall secure and at all times maintain insurance against such risks as are or hereafter may be customarily insured against in connection with all condominium projects similar to the Project in construction, nature and use.

(b) Each hazard insurance policy shall be written by a company holding a financial rating of Class VI or better from Best's Insurance Reports. Each insurer must be specifically licensed to transact business within the State of Utah. Policies are unacceptable where (i) under the terms of the carrier's charter, by-laws or policy, contributions or assessments may be made against the Borrower of FHLMC

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or its designee; or (ii) by the terms of the carrier's charter, by-laws or policy, loss, payments are contingent upon action by the carrier's board of directors, policyholders, or members; or (iii) the policy includes any limiting clauses (other than insurance conditions) which could prevent FHLMC or the borrower from collecting insurance proceeds.

(c) The Committee shall have the authority to adjust losses.

(d) Insurance secured and maintained by the Committee shall not be brought into contribution with insurance held by the individual Unit Owners or their mortgagees.

(e) Each policy of insurance obtained by the Committee shall provide: a standard mortgagee clause commonly accepted by private institutional mortgage investors in the Area in which the Project is located; a waiver (if available) of the insurer's subrogation rights with respect to the Committee, the Manager, the Unit Owners, and their respective servants, agents, and guests; that it cannot be cancelled, suspended or invalidated due to the conduct of any particular Unit Owner or Owners; that it cannot be cancelled, suspended, or invalidated due to the conduct of any member, officer, or employee of the Committee or of the Manager without a prior written demand that the defect be cured; that any "no other insurance" clause therein shall not apply with respect to insurance held individually by the Unit Owners; and that a mortgagee clause endorsement which must provide that the insurance carrier shall notify the first Mortgagee (or trustee) named at least ten (10) days in advance of the effective date of any reduction in or cancellation of the policy.

(f) Any Unit Owner may obtain additional insurance at his own expense, so long as such additional insurance does not have the effect of decreasing the amount which may be realized under any policy maintained by the Committee. Any Unit Owner who individually obtains insurance covering any portion of the Project shall supply the Committee with a copy of his policy within 30 days after he acquires such insurance.

(g) The Project is not located in an area identified by the Secretary of Housing and Urban Development as an area having special flood hazards.

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In the event that at some future time the Project should be declared to be in such flood area, a blanket policy of flood insurance on the Project shall be maintained in the amount of the aggregate of the outstanding principal balances of the mortgage loans on the Units comprising the Project or the maximum limit of coverage available under the National Flood Insurance Act of 1968, as amended, whichever is less. The name of the insured under each required policy must be in form and substance as that required by the Federal Home Loan Mortgage Corporation at any given time.

22. Damage to Project. In the event of damage of or destruction of part or all of the improvements in the Condominium Project, the following procedures shall apply:

(a) If proceeds of the insurance maintained by the Management Committee are alone sufficient to repair or reconstruct the damage or destroyed improvement, such repair or reconstruction shall be carried out.

(b) If less than 75% of the Project's improvements are destroyed or substantially damaged, and if proceeds of the insurance maintained by the Committee are not alone sufficient to accomplish repair or reconstruction, restoration shall be carried out and all the Unit Owners shall be assessed for any deficiency on the basis of their respective Percentage Interest.

(c) If 75% or more of the Project's improvements are destroyed or substantially damaged, if proceeds of the insurance maintained by the Management Committee are not alone sufficient to accomplish restoration, and if the Unit Owners within 100 days after the destruction or damage by a vote of at least 75% elect to repair or reconstruct the affected improvements, restoration shall be accomplished in the manner directed under subparagraph (b) above.

(d) If 75% or more of the Project's improvements are destroyed or substantially damaged, if proceeds of the insurance maintained by the Committee are insufficient to accomplish restoration, and if the Unit Owners do not, within 100 days after the destruction or damage and by a vote of at least 75% elect to repair or reconstruct the affected improvements, the Management Committee shall promptly record with the Salt Lake County Recorder a notice

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setting forth such facts. Upon the recording of such notice the provisions of subsections (1) through (4) of Section 57-8-31, Utah Code Annotated (1953), shall apply and shall govern the rights of all parties having an interest in the Project or any of the Units.

Any reconstruction or repair which is required to be carried out by this Paragraph 22 regarding the extent of damage to or destruction of Project improvements shall be made by three MAI appraisers selected by the Management Committee. The decision of any two such appraisers shall be conclusive.

23. (a) Reservation of Option to Expand. Declarant hereby reserves the option until the seventh (7th) anniversary of the recording of the original Declaration to expand and add any or all portions of the Additional Land to the Project from time to time, at any time, at different times, in any order, without limitation; provided, however, that the Additional Land shall not exceed the area described on Exhibit "B" to the original Declaration and so long as the additions are in compliance with the Declaration and Section 57-8-13.6 of the Act, as the Act may be amended from time to time. The option to expand may be terminated prior to such anniversary only upon the filing by Declarant or Association, if control has been transferred by Declarant to the Association as set forth in Article III, Section 16, of an amendment to the Declaration which provisions terminate the right to expand. Association's right to terminate Declarant's right to expand the Project as set forth herein shall be subject to the prior written consent of Declarant.

(b) Supplemental Declarations and Supplemental Maps. Expansion may be accomplished by the filing for record by Declarant in the County Recorder's Office of Salt Lake County, Utah, no later than seven (7) years from the date of recording of the original Declaration, a supplement or supplements (or amendments) to the original Declaration containing a legal description of the site or sites for a new building or buildings, together with a supplemental map or maps containing the same information with respect to the new improvements, including but not limited to Units, as were required on the original map with respect to the initial Project. The expansion may be accomplished in stages by successive supplements or in one supplemental expansion.

(c) Expansion of Definitions. In the event of such expansion the definitions used in the original Declaration automatically shall be expanded to encompass and refer to the Project as so expanded. E.g., "property" shall mean the real property described therein plus any additional

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real property within the Additional Land added by a Supplemental (or amended) Declaration or by Supplemental (or amended) Declarations, and reference to this Declaration shall mean the original as so supplemented or amended. Upon recordation of the supplements or amendments contemplated above, the revised schedule of Percentage Interest contained therein shall automatically become effective for all purposes and shall completely supercede any similar schedule which was contained in any Declaration, supplement or amendment, previously recorded in connection with the Project or any portion of Additional Land. Upon the recordation of such supplements or amendments, the same shall automatically supplement this Declaration, the Map and any supplements previously recorded. At any point in time, the Declaration and Map for the Project shall consist of this Declaration and the Map initially effective hereunder, as amended and expanded by all supplements or amendments theretofore recorded pursuant to the terms hereof.

(d) Assurances. Declarant makes no assurances as to the location of Buildings or other improvements on the Additional Land. Assuming that the entirety of the Additional Land is added to the Project, the maximum number of Units which may be created on the Additional Land is sixty-five (65). Units to be constructed on the Additional Land will be compatible (as determined by Declarant) in quality, materials and architectural style with the Units initially submitted to the provisions of the Act. No assurance can be made that Units to be constructed on Additional Land will be identical or similar to those within the initial Project. However, no Unit will be constructed on Additional Land, which will not be of equal or better quality and value to the Units initially constructed. Declarant expressly reserves the right to create Limited Common Areas on the Additional Land and to designate Common Areas therein which may be subsequently assigned as Limited Common Areas. Declarant makes no assurances as to type, size, location or maximum number of such Common Areas or Limited Common Areas. The allocation of Percent Interest in the Additional Land shall be computed as required by Section 57-8-13.10 of the Act on the basis and size of Units. In the event the Declarant shall not add any portion of the Additional Land, Declarant shall nevertheless have the right to construct all or any portion of any building on the Additional Land and operate the land without restriction. The maximum number of Units per acre which may be created on any portion of the Additional Land added to the Project shall be ten (10) Units. There will be no Unit that may be created on the Additional Land or any portion thereof the use of which will not be restricted exclusively to residential purposes. Declarant makes no assurances as to

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what improvements, if any, will be made on the Additional Land with respect to kind of improvements thereon. However, Declarant makes assurances that any improvements made upon Additional Land, if any at all, will be compatible (as determined by Declarant) to the improvements referred to in this Declaration.

(e) No Obligation to Expand. Notwithstanding anything to the contrary which may be contained herein, this Declaration is not intended, and shall not be construed so as, to impose upon Declarant any obligation respecting, or to restrict Declarant in any way with regard to: (i) the submission of any portion of the Additional Land to the provisions of the Act as a tract or tracts' (ii) the creation, construction, or addition to the Project of any additional Phase or Phases; (iii) the carrying out in any particular way or within any particular time of any development which may be undertaken; or (iv) the taking of any particular action with respect to the Additional Land, the Project, any Tract or any Phase. Accordingly, Declarant may create on Additional Land any development which would be entirely independent and unrelated to the Project created by this Declaration.

(f) Assuming that only Phase I of the Project (that submitted to the Act by the original Declaration) is completed, the minimum number of Units comprising the Project would be one hundred sixty eight (168) and the maximum Percentage Interest of each Unit therein would be .63555 percent. Assuming that all Additional Land is added to the Project, the maximum number of Units to be included in the Project shall be two hundred thirty three (233) and the minimum Percentage Interest of each Unit would be .3505 percent. As of the date of recording of this restated Declaration a portion of the Additional Land has been added to the Project. The number of Units actually constructed in the Project and the actual Percentage Interest attributable to each Unit therein is expected to be within the limits set forth herein.

24. Certain Provisions Applicable to Declarant. Notwithstanding any other provision herein contained, for so long as Declarant continues to own any of the Units the following provisions shall be deemed to be in full force and effect, none of which shall be construed so as to relieve the Declarant from any obligations as Unit Owner to pay assessments, except as herein otherwise provided, as to each Unit owned by Declarant in accordance with the Declaration.

(a) Declarant specifically disclaims any intent to have made any warranty or representation in connection

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with the Project or the Declaration except as specifically set forth herein or in any agreement for sale of a Unit, and no person shall rely upon any warranty or representation not so specifically made therein.

(b) No amendment may be made to the Declaration without the written consent of Declarant with respect to Declarant's right to expand the Project so long as Declarant has the right to expand the Project and with respect to all other matters, for so long as Declarant retains the ownership of twenty six percent (26%) or more of the Percentage Interest then appurtenant or to be added to the Project as set forth above (i.e. twenty six percent (26%) of two hundred thirty three (233) Units); provided, however, that the obligation to acquire said written consent of Declarant shall cease on a date seven (7) years from the date of recording of original Declaration.

25. Amendment. Except as provided below, the vote of at least 67% of the Percentage Interest of the Unit Owners in person or represented by proxy at a meeting of the Association at which a quorum is present shall be required to amend the Declaration or the Map; provided, however, that the Declarant's consent has been obtained when required. Any amendment so authorized shall be accomplished through the recordation of an instrument executed by the Management Committee. In such instrument the Committee shall certify that the vote required by this Paragraph for amendment has occurred. The foregoing right of amendment shall be subject to the following paramount rights:

(a) So long as Declarant shall own at least twenty six (26%) percent of the Percentage Interest then appurtenant or to be added to the Project as set forth above (i.e. twenty six percent (26%) of two hundred thirty three (233) Units) and seven (7) years from the date of the recording of the original Declaration have not expired, Declarant shall have, and is hereby vested with, the right to unilaterally amend this Declaration or the Map. Such right shall obtain without regard to the subject matter of amendment, so long as the amendment involved is consistent with law and does not attempt to divest any vested property rights or any Owner or first mortgagee.

(b) Notwithstanding anything to the contrary contained in the Declaration, including in the immediately preceding paragraph, neither the insurance provisions of paragraph 21, the Mortgagee protection provisions of paragraph 29, nor the maximum minimum Percentage Interest in the Common Areas provision of paragraph 5, shall be amended

without the written approval of all institutional first Mortgagees.

26. Consent Equivalent to Vote. In those cases in which the Act or this Declaration requires the vote of a stated percentage of the Project's undivided ownership interest for the authorization or approval of a transaction, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Unit Owners who collectively hold at least the necessary percentage of undivided ownership interest.

27. Eminent Domain. Whenever all or part of the Common Areas shall be taken, injured or destroyed as the result of the exercise of the power of eminent domain, each Unit Owner shall be entitled to notice thereof and to participate in the proceedings incident thereto, but in any proceeding for the determination of damages, such damages shall be determined for such taking, injury or destruction as a whole and not for each Unit Owner's interest therein. After such determination each Unit Owner shall be entitled to a share in the damages in the same portion as his Percentage Interest in the Common Areas.

28. Service of Process. Alan Wood, whose address is 4885 South 900 East, Salt Lake City, Utah 84117, is the person designate to receive service of process in cases authorized by the Act. The Management Committee shall, however, have the right to appoint a successor substitute process agent. Such successor or substitute agent and his address shall be specified by an appropriate instrument filed in the office of the County Recorder of Salt Lake County, State of Utah. Provided, however, that the agent for service of process named in the Declaration relating to the Phase most recently added to the Project shall automatically constitute such agent for the Project, and shall automatically replace any agent previously named by the Management Committee or any agent designated in any enabling Declaration relating to a previously added Phase.

29. Mortgagee Protection. Notwithstanding anything to the contrary contained in the Declaration:

(a) An adequate reserve fund for repair, maintenance and replacement of those elements of the Common Areas that must be replaced on a periodic basis must be established and shall be funded by regular monthly payments rather than by special assessments.

(b) There shall be established a working capital fund for the initial months of operation of the Project

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equal to a minimum amount of ~~two months~~' estimated Common Area charge for each Unit.

(c) Any mortgagee who comes into possession of the Unit pursuant to the remedies provided in the Mortgage of Foreclosure of the Mortgage or Deed (or Assignment in Lieu of Foreclosure) shall be exempt from any provisions which may exist to sale or lease of the Units in the Project.

(d) Any agreement for professional management which may be entered into by the Committee or the Association shall provide for a term renewable or otherwise, not exceeding one (1) year and shall also provide that either party, with or without cause, and without payment or any termination fee, may terminate such agreement upon thirty (30) days or less written notice.

(e) In the event of damage to or destruction of any Unit, which loss exceeds \$1,000.00, or any part of the Common Areas, which loss exceeds \$10,000.00, the institutional holder of any first mortgage on a Unit shall be entitled to timely written notice to any such damage or destruction. No Unit Owner or other party shall be entitled to priority over such institutional holder with respect to the distribution to such Unit Owner of any insurance proceeds regardless of the amount of loss. Upon request of any first mortgagee the Association must provide a letter to said first Mortgagee wherein the Association agrees to notify the first Mortgagee or any organization it designates at the address indicated by the Mortgagee whenever (i) damage to a Unit covered by the first Mortgagee's Mortgage exceeds \$1,000.00, or (ii) damage to the Common Areas and related facilities exceeds \$10,000.00.

(f) If any Unit or portion thereof or the Common Areas or any portion thereof is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the institutional holder of any first mortgage of a Unit shall be entitled to timely written notice of any such proceeding or proposed acquisition. No Unit Owner or other party shall have priority over such institutional holder regardless of the amount of the condemnation award with respect to the distribution to such Unit Owner of the proceeds of any award or settlement.

(g) No Unit Owner shall be permitted to lease his Unit for transient or hotel purposes, which means the initial term of any lease shall be at least six (6) months and no Unit Owner may lease less than the entire Unit. Any

lease agreement shall provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration and By-Laws and that any failure by the lessee to comply with the terms of such document shall be in default under the lease. All leases shall be in writing.

(h) Each holder of a first mortgage lien on a unit who obtains title to a Unit by virtue of remedies provided in the Mortgage, including but not limited to, foreclosure of the mortgage, or by deed of assignment in lieu of foreclosure, shall take the Unit free of unpaid charges and shall not be liable for any unpaid claims or assessments and charges against the Unit which accrue prior to the acquisition of title of such Unit by Mortgagee.

(i) Any holder of a Mortgage is entitled to written notification from the Management Committee of any default by the Mortgagor of such Unit in the performance of such Mortgagor's obligation under the Declaration which is not cured within sixty (60) days.

(j) Any lien which the Management Committee may have on any Unit in the Project for the payment of Common Expense assessments attributable to such Unit will be subordinated to the lien or equivalent security interest of any first mortgage on the Unit.

(k) Unless at least 75% of the first Mortgagees (based on one vote for each Mortgage owned) of Units have given their prior written approval neither the Management Committee, Declarant, nor the Association shall:

(1) By act or omission, seek to abandon or terminate the Project.

(2) Change the pro-rate interest or obligations of any Unit 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, the appurtenant Common Areas, except as necessary to allow the expansion of the Project as provided in the Declaration.

(3) Partition or subdivide any Unit.

(4) Make any material amendment to the Declaration or to the By-Laws of the Association, including, but not limited to, any amendment which would change the percentage interests of the Unit Owners in the Common Areas, except as may be necessary to effect expansion of the Project as provided in the Declaration.

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(5) By act or omission, seek to amend, partition, subdivide, encumber, sell, abandon or transfer, the Common Areas. (The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas of the Project shall not be deemed a transfer within the meaning of this subparagraph).

(6) Use hazard insurance proceeds for losses to any condominium property (whether to Units or to the Common Areas) for other than the repair, replacement or reconstruction of such improvements, except as provided by statute in cases of substantial loss to the Units and/or the Common Areas of the Project.

(7) Terminate professional management and assume self-management of the Project.

(l) The holders of first mortgages (or trust deeds) shall have the right to examine the books and records of the Project.

(m) Whenever there is a change of ownership of a Unit, the Committee shall require that the new Unit Owner furnish the Committee with the name of the holder of any first mortgage (or trust deed) affecting such Unit. The Management Committee or Manager shall maintain a current roster of Unit Owners and of the holders of first mortgages (or trust deed) affecting Units in the Project.

(n) At least 80% of the Units in the Project must be sold to individuals for use as their primary year around residence.

30. Duty of Owner to Pay Taxes on Unit Owned. It is understood that under the Act each Unit (and its Percentage Interest in the Common Areas) in the Project is subject to separate assessment and taxation of each taxing authority and the special district (s) for all types of taxes and assessments authorized by law, and that as a result thereof, no taxes will be assessed or levied against the Project as such, except for certain personal properties thereof. Accordingly, each Unit Owner will pay and discharge any and all taxes and assessments which may be assessed against him on his Unit.

31. Covenants to Run with Land; Compliance. This Declaration and all the provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall insure to the benefit of Declarant, all parties who hereafter acquire any interest in a Unit or in the Project, and their

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respective grantees, transferees, heirs, devisees, personal representatives, successors and assigns. Each Owner or occupant of a Unit shall comply with, and all interests in all Units shall be subject to, the terms of the Act, the terms of this Declaration, the By-Laws, and the provisions of any rules, regulations, agreements, instruments, and determinations contemplated by this Declaration, and failure to comply shall be grounds for an action to recover sums due for damages or injunctive relief or both, maintainable by the Committee on behalf of Unit Owners, or, in a proper case, by an aggrieved Unit Owner. By acquiring any interest in a Unit or in the Project, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

32. Information Regarding Transferee of Unit. Any Unit Owner who sells, leases, or otherwise disposes of his Unit shall submit to the Committee pertinent information concerning the transferee or new occupant within one week of any transfer of title or possession on a form furnished by the Committee.

33. Indemnification of Management Committee. Each member of the Management Committee shall be indemnified and held harmless by the Unit Owners against all costs, expenses, and fees, reasonably incurred by him in connection with any proceeding to which he may become involved by reason of his being or having been a member of said Committee.

34. Invalidity. The invalidity of any provisions of this Declaration, or any portion thereof, shall not be deemed to impair or affect in any manner the validity, enforceability, or effect of the remainder of this Declaration and, in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

35. Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

36. Gender. The use of the masculine gender in this Declaration shall be deemed to refer to the feminine gender and the use of the singular shall be deemed to refer to the plural, and vice versa, whenever the context so requires.

37. Topical Headings. The headings appearing at the beginning of the paragraphs of this Declaration are only for convenience of reference and are not intended to describe,

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interpret, define, limit, extend, or otherwise affect the content, meaning or intent of this Declaration or any paragraph or provision hereof.

38. Conflicts. This Declaration is set forth to comply with the requirements of the Act. In the event of any conflict between this Declaration and the provisions of the Act, the provisions of the latter shall control.

39. Effective Date. The original Declaration became effective upon recording in the office of the County Recorder of Salt Lake County, Utah. Each supplement or amendment to the original Declaration shall become effective upon recording.

40. Merger. This Condominium Project shall not merge with another or successor Condominium Project without the prior consent of the Administrator of the Veterans Administration. In addition, the Administrator's final approval of any proposed merger shall not be granted until the other or successor Condominium Project has been legally established and constructed completed.

41. Liability Insurance. Declarant shall purchase at Declarant's own expense, a liability insurance policy in an amount to be determined by the Administrator of the Veterans Administration to cover any liability to which the Owner of any previously sold Unit might be exposed as a result of future expansion of the Condominium Project. This liability insurance policy shall be endorsed "as Owner's interest might appear".

IN WITNESS WHEREOF, Declarant has executed this instrument on the day and year first above written.

THE PROSWOOD CORPORATION
(formerly Proswood, Inc.),
a Utah Corporation

ATTEST:

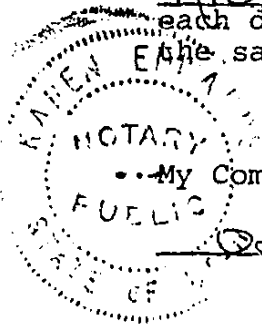
By *Donna K. Corak*
Its Secretary

By *Richard Prosw*
Its *Pres.*

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STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On the 24th day of May, 1984, personally appeared before me Richard S. Prouss and Donna K. Corak, who on oath did say that he, the said Richard S. Prouss is the President of The Prowswood Corporation, and that she, the said Donna K. Corak is the Secretary of said corporation, and the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the said Richard S. Prouss and Donna K. Corak each duly acknowledged to me that said corporation executed the same.



Karen Edwards
NOTARY PUBLIC, Residing at:
Salt Lake City

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EXHIBIT "D"

THE FAIRMEADOWS CONDOMINIUM

BY-LAWS

(Restated and Revised May, 1984)

ARTICLE I

PLAN OF UNIT OWNERSHIP

1. Condominium Submission. The Property located in Salt Lake County, Utah, has been submitted to the provisions of the Act by the Declaration recorded in the Office of the County Recorder of Salt Lake County, Utah, prior hereto, and shall hereafter be referred to as the "Condominium".

2. By-Laws Applicability. The provisions of these By-Laws are applicable to the Project as the same may be expanded as provided in the Declaration and the use, occupancy, sale, lease or other transfer thereof. All Owners of any fee or leasehold interest, all occupants or users of the Condominium, and the agents and servants of any of them are subject to the provisions of the Declaration, these By-Laws, and the Rules and Regulations.

3. Personal Application. All present and future Owners, tenants, future tenants, their guests, licensees, servants, agents, employees and any other person or persons who shall be permitted to use the facilities of the Condominium, shall be subject to these By-Laws and to the Rules and Regulations of the Condominium. Acquisition, rental or occupancy of any of the Condominium Units in the Condominium shall constitute an acknowledgement that such Owner, tenant or occupant has accepted and ratified these By-Laws, the provisions of the Declaration and the Rules and Regulations and will comply with them.

4. Office. The office of the Condominium and of the Management Committee shall be located at the Condominium or at such other place as may be designated from time to time by the Management Committee (hereinafter sometimes called the "Committee").

ARTICLE II

ASSOCIATION

1. Composition. All of the Unit Owners, acting as a group in accordance with the Act, the Declaration and these By-Laws, shall constitute the Association. Except as to those matters which the Act specifically requires to be performed by the vote of the Unit Owners, the administration of the Condominium shall be performed by the Committee.

2. Voting. The total number of votes in the Association shall be one hundred (100), and each Unit shall be entitled to the number of votes proportionate to the Percentage Interest assigned to such Unit in the Declaration. Since a Unit Owner may be more than one person, if only one of such persons is present at a meeting of the Association that person shall be entitled to cast the vote appertaining to that Unit. But if more than one of such persons is present, the vote appertaining to that Unit shall be cast only in accordance with the agreement of a majority of them, and such consent shall be conclusively presumed if any one of them purports to cast the vote appertaining to that Unit without protest being made forthwith by any of the others to the person presiding over the meeting. Since a person need not be a natural person, the word "person" shall be deemed for the purposes of this Section to include, without limitation, any natural person having authority to execute deeds on behalf of any person, excluding natural persons, which is, either alone or in conjunction with another person or persons, a Unit Owner. Except where a greater number is required by the Act, the Declaration, or these By-Laws, a majority of the votes of Unit Owners present in person or represented by proxy in good standing and entitled to vote is required to adopt decisions at any meeting of the Association. If the Declarant owns or holds title to one or more Units, the Declarant shall have the right at any meeting of the Association to cast the votes to which such Unit is entitled.

3. Place of Meeting. Meetings of the Association shall be held at the principal office of the Condominium or at such other suitable place as may be designated by the Committee and stated in the notice of the meeting.

4. Annual Meeting; First Meeting. The first meeting of the Association after control of the Management Committee shall have been transferred by the Declarant to the Association as set forth in the Declaration shall be within one hundred twenty (120) days after the date by which

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three-fourths (3/4) of the Percentage Interest then appurtenant or to be added (i.e. seventy five percent (75%) of two hundred thirty three (233) Units) have been conveyed by the Declarant to Unit purchases or the expiration of seven (7) years from the date of recording of the original Declaration, whichever shall first occur. The first annual meeting of the Association thereafter shall be held at 7:30 p.m. on the first Tuesday in the next December and on the first Tuesday in December of each succeeding year. When such day is a legal holiday, the meeting shall occur on the first business day thereafter. The place of meeting shall be at a location in Salt Lake County, Utah, specified in the notice of meeting at least ten (10) but not more than thirty (30) days before the date of the first meeting and/or annual meeting a written notice thereof shall be personally delivered or mailed postage prepaid to each person who appears as an Owner, at the latest address for such person appearing, in the records of the Committee at the time of delivery or mailing. Such notice shall state the time, place and general purpose of the meeting.

5. Special Meetings. It shall be the duty of the President to call a special meeting of the Association if so directed by resolution of the Committee or, after all of the Committee has been elected by Unit Owners other than Declarant, upon a petition signed and presented to the Secretary by Owners having not less than 20% of the votes of all Owners. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

6. Notice of Meeting. It shall be the duty of the Secretary to mail, by United States mail, return receipt requested, a notice of (a) each annual meeting of the Owners, at least twenty (20) days in advance of such meeting and (b) each special meeting of the Owners at least ten (10) days in advance of such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Owner of record, at the address of their respective Units and at such other address as each Owner may have designated by notice in writing to the Secretary. The mailing of a notice of meeting in the manner provided in this Section shall be considered service of notice.

7. Voting Requirements. An Owner shall be deemed to be in "good standing" and "entitled to vote" at any annual meeting or at any special meeting of the Association if, and only if, he shall have fully paid all due installments of assessments made or levied against him and his Unit by the Committee as hereinafter provided, together with all

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interest, costs, attorney's fees, penalties and other expenses, if any, properly chargeable to him and against his Unit, at least three (3) days prior to the date fixed for such annual or special meeting.

8. Proxies. The votes appertaining to any Unit may be cast pursuant to a proxy or proxies duly executed by or on behalf of the Unit Owner, or, in cases where the Unit Owner is more than one person, by or on behalf of all such persons. No such proxy shall be revocable except by actual notice to the person presiding over the meeting, by the Unit Owner or by any of such persons, that it be revoked. Any proxy shall be void if it is not dated, if it purports to be revocable without notice as aforesaid. The proxy of any person shall be void if not signed by a person having authority, at the time of the execution thereof, to execute deeds on behalf of that person. Any proxy shall terminate automatically upon the adjournment of the first meeting held on or after the date of that proxy, and must be filed with the Secretary not less than three (3) days before the meeting.

9. Quorum. Except as may otherwise be provided herein or by statute, a majority of the Owners shall constitute a quorum for the adoption of decisions. If, however, such quorum shall not be present or represented at any meeting, the Owners entitled to vote thereat, present in person or represented by proxy, shall have power to adjourn the meeting and reschedule for a time no earlier than 48 hours, and no later than thirty (30) days after the time set for the original meeting. No notice of such rescheduled meeting shall be required. A quorum for the transaction of business at the rescheduled meeting shall be thirty percent (30%) of the Percentage Interest.

10. Order of Business. The order of business at all meetings of the Association shall be as follows: (a) roll call; (b) proof of notice of meeting; (c) reading of minutes of preceding meeting; (d) reports of officers; (e) report of special committees, if any; (f) election of inspectors of election, if applicable; (g) election of Committee Members, if applicable; (h) unfinished business; and (i) new business.

11. Title to Unit. Title to Units may be taken in the name of a natural person or in the names of two or more natural persons, or in the name of a corporation, partnership, association or other entity capable of holding title to real property, or any combination thereof.

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12. Conduct of Meeting. The Chairman, or in his absence the Vice-Chairman, shall preside over all meetings of the Association and the Secretary shall keep the minutes of the meetings and record in a Minute Book all resolutions adopted by the meetings as well as a record of all transactions occurring thereat.

ARTICLE III

MANAGEMENT COMMITTEE

1. Powers and Duties. The affairs and business of the Association shall be managed by the Committee which shall have all of the powers and duties necessary for the administration of the affairs of the Association in accordance with the provisions of the Declaration and may do all such acts and things as are not by the Act or by these By-Laws directed to be exercised and done by the Association. The Committee shall have the power from time to time to adopt any Rules and Regulations deemed necessary for the enjoyment of the Condominium provided such Rules and Regulations shall not be in conflict with the Act, the Declaration or these By-Laws. The Committee shall delegate to one of its members the authority to act on behalf of the Committee on all matters relating to the duties of the Managing Agent, if any, which might arise between meetings of the Committee. Subject to any limitations or provisions contained in the Declaration, the Committee shall be responsible for the following:

(a) Preparation of an annual budget, in which there shall be established the contribution of each Owner to the Common Expenses;

(b) Making assessments against Owners to defray the costs and expenses of the Condominium, establishing the means and methods of collecting such assessments from the Owners, and establishing the period of the installment payments of the annual assessment for Common Expenses. Unless otherwise determined by the Committee, the annual assessments against each Owner for his proportionate share of the Common Expenses shall be payable in equal monthly installments, each such installment to be due and payable in advance on the first day of each month for said month.

(c) Providing for the operation, care, upkeep, replacement, maintenance and surveillance of all of the Common Areas and services of the Condominium.

(d) Designating, hiring and dismissing the personnel necessary for the maintenance, operation, repair

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and replacement of the Common Areas, and providing services for the Property, and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies and material to be used by such personnel in the performance of their duties, which supplies and equipment shall be deemed the common property of the Owners.

(e) Collecting the assessments against the Owners, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to carry out the administration of the Property.

(f) Making and amending Rules and Regulations respecting the use of the Property.

(g) Opening of bank accounts on behalf of the Condominium and designating the signatories required therefor.

(h) Making, or contracting for the making of, repairs, additions, and improvements to, or alterations of, the Property and repairs to, and restoration of, the Property, in accordance with the Declaration and other provisions of these By-Laws, after damage or destruction by fire or other casualty.

(i) Enforcing by legal means the provisions of the Declaration, these By-Laws and the Rules and Regulations for the use of the Property adopted by it, and bringing any proceedings which may be instituted on behalf of the Owners.

(j) Obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof.

(k) Paying the cost of all services rendered to the Condominium and not billed to Owners of individual Units.

(l) Keeping books with detailed accounts of the receipts and expenditures affecting the Property, and the administration of the Condominium, specifying the maintenance and repair expenses of the Common Areas and any other expenses incurred. The said books and vouchers accrediting the entries thereupon shall be available for examination by the Owners, their duly authorized agents or attorneys, during general business hours on working days at the times and in the manner that shall be set and announced by the Committee for the general knowledge of the Owners. All books and records shall be kept in accordance with

generally accepted accounting practices, and the same, upon resolution of the Association, shall be audited at least once a year by an outside auditor employed by the Committee who shall not be a resident of the Condominium, or an Owner therein. The cost of such audit shall be a Common Expense. A copy of the annual audit report shall be supplied to any first mortgagee of any Unit in the Condominium who requests the same in writing from the Secretary.

(m) To do such other things and acts not inconsistent with the Act, the Declaration or the By-Laws or by a resolution of the Association.

2. Manager. The Committee may employ for the Condominium a professional Manager at a compensation established by the Committee, to perform such duties and services as the Committee shall authorize, including, but not limited to, the duties listed in Section 1 of this Article III. The Committee may delegate to the Manager all of the powers granted to the Committee by these By-Laws; provided that any actions by the Manager with respect to the powers set forth in paragraphs (b), (f), (g) and (i), of Section 1 of this Article III shall require the written consent of the Committee. The first Manager shall be named by the Committee. The term of any contract for a Manager may not exceed one (1) year, and any such contract shall provide, inter alia, that such agreement may be terminated by either party without cause or a termination fee on thirty (30) days or less written notice.

3. Number of Committee Members and Initial Selection of Committee. Until the election of the Committee takes place at the first annual meeting of the Association as provided in Section 4 of Article II, the Committee shall consist of such persons as shall have been designated by the Declarant. From and after said first annual meeting, the Committee shall be composed of five (5) persons, all of whom shall be officers, directors or designees of the Declarant, Owners or spouses of Owners, or Mortgagees (or designees of Mortgagees) of Units; provided, however, that anything in these By-Laws to the contrary notwithstanding, until Units representing seventy five percent (75%) of the Percentage Interests in the Project including all expansions thereof have been legally conveyed by the Declaration, or the expiration of seven years from the date the Declaration is recorded, whichever first occurs, all of the members of the Committee shall be selected and designated by the Declarant. The Declarant shall have the right in its sole discretion to replace such members as may be so selected and designated by it, and to select and designate their successors.

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4. Election and Term of Office of the Committee. At the first annual meeting of the Association after 75% of the Percentage Interest in the Project as fully expanded has been conveyed by Declarant, five (5) members of the Committee shall be elected. The term of office of three (3) members shall be fixed at three (3) years and the term of office of two (2) members shall be fixed at two (2) years. At the expiration of the initial term of office of such respective member, each successor shall be elected at subsequent annual meetings of the Association to serve a term of three (3) years. The Committee members shall hold office until their respective successors have been elected and hold their first meeting.

5. Organization Meeting. The first meeting of the members of the Committee following the annual meeting of the Association shall be held within ten (10) days after the annual meeting at such place as shall be fixed by the Committee at the meeting at which such Committeemen were elected, and no notice shall be necessary to the newly elected Committee Members in order legally to constitute such meeting provided that majority of the whole Committee shall be present thereat.

6. Regular Meetings. Regular meetings of the Committee may be held at such time and place as shall be determined, from time to time, by a majority of the Committee, but at least six (6) such meetings shall be held during each fiscal year after the first annual meeting of the Association. Notice of regular meetings of the Committee shall be given to each member, personally, by mail or by telephone, at least three (3) business days prior to the day named for such meeting.

7. Special Meetings. Special meetings of the Committee may be called by the Chairman on three (3) business days' notice to each member. Such notice shall be given personally, by mail or by telephone, and such notice shall state the time, place and purpose of the meeting. Special meetings of the Committee shall be called by the Chairman or Secretary in like manner and on like notice on the written request of at least two (2) Committeemen.

8. Waiver of Notice. Before or at any meeting of the Committee, any Committeeman may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Committeeman at any meeting of the Committee shall be a waiver of notice by him of the time and place thereof. If all the Committeemen are present at any meeting of the Committee, no notice shall

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be required and any business may be transacted at such meeting.

9. Committee's Quorum. At all meetings of the Committee, a majority of the Committeemen shall constitute a quorum for the transaction of business, and the acts of the majority of the Committeemen present at a meeting at which a quorum is present shall be the acts of the Committee. If, at any meeting of the Committee, there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice.

10. Vacancies. Vacancies in the Committee caused by any reason other than removal of a Committeeman by a vote of the Association shall be filled by vote of the majority of the remaining Committeemen, at a special meeting of the Committee held for that purpose promptly after the occurrence of any such vacancy, even though the Committeemen present at such meeting may constitute less than a quorum of the Committee; and each person so elected shall be a Committeeman for the remainder of the term of the Committeeman so replaced and until a successor is elected at the next annual meeting of the Association; provided, however, that the vacancy of any Committeeman designated by the Declarant pursuant to a right of the Declarant to make such designation shall be filled by the Declarant.

11. Removal of Committeemen. A Committeeman may be removed with or without cause, and his successor elected, at any duly called regular or special meeting of the Association at which a quorum is present, by an affirmative vote of a majority of the votes represented and voting. Any Committeeman whose removal has been proposed by the Owners shall be given at least ten (10) days' notice of the calling of the meeting and the purpose thereof and an opportunity to be heard at the meeting. Notwithstanding anything in this Section to the contrary, no person selected and designated by the Declarant as a member of the Committee may be removed without the consent of the Declarant and in such event the Declarant shall select and designate his successor.

12. Compensation. No Committeeman shall receive any compensation from the Condominium for acting as such.

13. Conduct of Meetings. The Chairman shall preside over all meetings of the Committee and the Secretary shall keep a Minute Book of the Committee recording therein all

resolutions adopted by the Committee and a record of all transactions and proceedings occurring at such meetings.

14. Report of Committee. The Committee shall present at each annual meeting, and when called for by vote of the Association at any special meeting of the Association, a full and clear statement of the business and condition of the Condominium.

15. Fidelity Bonds. The Committee shall require that all officers, agents (including professional manager and its employees) and employees of the Association handling or responsible for funds furnish adequate fidelity bonds providing fidelity insurance coverage as required by the Declaration.

16. Dispensing with Vote. Any action by the Committee required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Committee shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Committee.

17. Liability of the Committee. The members of the Committee shall not be liable to the Owners for any mistake of judgment, negligence, or otherwise except for their own individual willful misconduct or bad faith. The Owners shall indemnify and hold harmless each of the Committeemen from and against all contractual liability to others arising out of contracts made by the Committee on behalf of the Owners unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or of these By-Laws. It is intended that the members of the Committee shall have no personal liability with respect to any contract made by them on behalf of the Owners. It is also intended that the liability of any Owner arising out of any contract made by the Committee or out of the aforesaid indemnity in favor of the members of the Committee shall be limited to such proportion of the total liability thereunder as his Percentage Interest bears to the Percentage Interests of all of the Owners. Every agreement made by the Committee or by the Managing Agent on behalf of the Owners shall, if obtainable, provide that the members of the Committee or the Managing Agent, as the case may be, are acting only as agents for the Owners and shall have no personal liability thereunder (except as Owners), and that each Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his Percentage Interests bears to the Percentage Interests of all Owners. The Owners shall indemnify any person who was or is a party or is

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threatened to be made a party to any threatened, pending or completed action, suit or proceeding by reason of the fact that he is or was a Committeeman or officer, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to the best interests of the Owners. Notwithstanding anything contained herein to the contrary, the provisions of this paragraph 17 shall be deemed void to the extent that it is absolutely necessary in order to obtain fidelity insurance coverage as provided in the Declaration.

ARTICLE IV

OFFICERS

1. Designation. The principal officers of the Condominium shall be a Chairman, a Vice Chairman, a Secretary and a Treasurer, all of whom shall be elected by the Committee. The Committee may appoint assistant secretaries and such other officers as in its judgment may be necessary. With the exception of the Chairman, no officer need be a member of the Committee. Two or more offices may be held by the same person, except that the Chairman shall not hold any other office.

2. Election of Officers. The officers of the Condominium shall be elected annually by the Committee at the organization meeting of each Committee and shall hold office at the pleasure of the Committee. Any vacancy in an office shall be filled by the Committee at a regular meeting or special meeting called for such purpose.

3. Removal of Officers. The officers shall hold office until their respective successors are chosen and qualify in their stead. Any officer elected or appointed by the Committee may be removed at any time by the affirmative vote of a majority of the whole Committee, and his successor may be elected at any regular meeting of the Committee, or at any special meeting of the Committee called for such purpose.

4. Chairman. The Chairman shall be the chief executive officer; he shall preside at meetings of the Association and the Committee and shall be an ex officio member of all committees; he shall have general and active management of the business of the Condominium and shall see that all orders and resolutions of the Committee are carried into effect. He shall have all of the general powers and

duties which are usually vested in or incident to the office of president of a stock corporation organized under the laws of the State of Utah.

5. Vice Chairman. The Vice Chairman shall, in the absence or disability of the Chairman, perform the duties and exercise the powers of the Chairman, and shall perform such other duties as the Committee or the Chairman shall prescribe. If neither the Chairman nor the Vice Chairman is able to act, the Committee shall appoint a member of the Committee to do so on an interim basis.

6. Secretary. The Secretary shall attend all sessions of the Committee and all meetings of the Association and record all votes and the minutes of all proceedings in a book to be kept by him for that purpose and shall perform like duties for committees when required. He shall give, or cause to be given, notice of all meetings of the Association, the Committee and committees and shall perform such other duties as may be prescribed by the Committee. The Secretary shall compile and keep current at the principal office of the Condominium, a complete list of the Owners and their last known post office addresses. This list shall be open to inspection by all Owners and other persons lawfully entitled to inspect the same, at reasonable hours during regular business days. The Secretary shall also keep current and retain custody of the Minute Book of the Association, containing the minutes of all annual and special meetings of the Association and all sessions of the Committee including resolutions.

7. Treasurer. The Treasurer shall have the custody of all funds and securities that are not under the control of the Managing Agent, and, with the assistance of the Managing Agent, shall keep full and accurate records of receipts and disbursements, shall prepare all required financial data, and shall deposit all moneys and other valuable effects in such depositories as may be designated by the Committee. He shall disburse funds as ordered by the Committee taking proper vouchers for such disbursements, and shall render to the Chairman and Committeemen, at the regular meetings of the Committee, or whenever they may require it, an account of all of his transactions as Treasurer and of the financial condition of the Condominium.

He shall give a bond, the premium therefor to be considered a Common Expense, in such sum, and with such surety or sureties as shall be satisfactory to the Committee for the faithful performance of the duties of his office and for the restoration, in case of his death, resignation, retirement or removal from office, of all books, papers,

vouchers, money and other property of whatever kind in his possession or under his control.

8. Agreement, Contractors, Deeds, Checks, etc. All agreements, contracts, deeds, leases, checks and other instruments of the Condominium for expenditures or obligations of over \$500.00 shall be executed by any two officers of the Committee or by such other person or persons as may be designated by the Committee. All such instruments for expenditures or obligations of less than \$500.00 may be executed by any one officer of the Committee or by such other person as may be designated by the Committee.

9. Compensation of Officers. No officer shall receive any compensation from the Committee for acting as such.

ARTICLE V

FISCAL YEAR

The fiscal year of the Association shall consist of the twelve month period commencing on January 1 of each year and terminating on December 31 of the same year, except that the first fiscal year shall begin at the date of organization and terminate on December 31. The fiscal year herein established shall be subject to change by the Committee should it be deemed advisable or in the best interests of the Association.

ARTICLE VI

AMENDMENT TO BY-LAWS

1. Amendments. Except as otherwise provided in this Section, these By-Laws may be modified or amended either: (i) by a vote of at least fifty one percent (51%) of the Percentage Interest at any regular or special meeting at which a quorum is present, provided that Notice of the proposed amendment shall have been given to each Owner simultaneously with the Notice of such meeting; or (ii) pursuant to a written instrument duly executed by at least fifty one percent (51%) of the Percentage Interest; provided, however, that: (a) Section 2 of Article III, insofar as it relates to the selection of members of the Committee by the Declarant, (b) Section 2 of Article II, insofar as it provides that the Declarant, so long as it is the Owner of one or more Units, may vote the votes appurtenant thereto, and (c) this Section 1 of Article VI, may not be amended without the consent in writing of the Declarant, so long as the Declarant shall own twenty six percent (26%) or more of the Percentage Interest then

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appurtenant or to be added to the Project as hereinbefore set forth; provided, however, that the obligation to acquire said written consent of Declarant shall cease on a date seven (7) years from the date of recording of the original Declaration. Furthermore, notwithstanding the foregoing, so long as Declarant is the Owner of one or more Units, no amendments to the By-Laws or Rules and Regulations may be adopted which would unreasonably interfere with the construction, display, sale, lease or other disposition of such Unit or Units.

2. Recording. A modification or amendment of these By-Laws shall become effective only if such modification or amendment is recorded in the office of the County Recorder of Salt Lake County, Utah.

3. Conflicts. No modification or amendment of these By-Laws may be adopted which shall be inconsistent with the provisions of the Act or with the provisions of the Declaration. A modification or amendment once adopted and recorded as provided for herein shall then constitute part of the official By-Laws of the Condominium and all Owners shall be bound to abide by such modification or amendment.

4. Approval of Mortgagees. These By-Laws contain provisions concerning various rights, priorities, remedies and interests of the mortgagees of Units. Such provisions in these By-Laws are to be construed as covenants for the protection of the mortgagees on which they may rely in making loans secured by mortgages on the Units. Accordingly, all mortgagees shall be given thirty (30) days notice of all proposed amendments, and no amendment or modification of these By-Laws impairing or affecting the rights, priorities, remedies or interests of a mortgagee (including the mortgagee's use of a secondary mortgage market, i.e., the saleability of mortgages to Federal Home Loan Mortgage Corporation, etc.) shall be adopted without the prior written consent of such mortgagee. If there is more than one mortgagee holding mortgages on the Units, it shall be sufficient for this purpose to obtain the written consent of the Mortgagee or mortgagees holding mortgages on 75% or more the Units encumbered by mortgages.

ARTICLE VII

NOTICE

1. Manner of Notice. All notices, demands, bills, statements or other communications provided for or required under these By-Laws shall be in writing and shall be deemed to have been duly given if delivered personally or if sent

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by registered or certified U.S. Mail, return receipt requested, first class postage prepaid, (i) if to an Owner, at the address of his Unit and at such other address as the Owner may have designated by notice in writing to the Secretary, or (ii) if to the Committee or the Manager, at the principal office of the Manager or at such other address as shall be designated by notice in writing to the Owners pursuant to this Section.

2. Waiver of Notice. Whenever any notice is required to be given under the provisions of the statutes, the Declaration or of these By-Laws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether signed before or after the time stated therein, shall be deemed equivalent thereto, unless such waiver is ineffective under the provisions of the Act.

ARTICLE VIII

COMPLIANCE, CONFLICT AND MISCELLANEOUS PROVISIONS

1. Compliance. These By-Laws are set forth in compliance with the requirements of the Act.

2. Conflict. These By-Laws are subordinate and subject to all provisions of the Declaration and to the provisions of the Act. All of the terms hereof, except where clearly repugnant to the context, shall have the same meaning as they are defined to have in the Declaration or the Act. In the event of any conflict between these By-Laws and the Declaration, the provisions of the Declaration shall control; and in the event of any conflict between the Declaration and the Act, the provisions of the Act shall control.

3. Severability. These By-Laws are set forth to comply with the requirements of the State of Utah. In case any of the By-Laws are in conflict with the provisions of any of its statutes, the provisions of the statutes will apply. If any provisions of these By-Laws or any section, sentence, clause, phrase or word, or the application thereof in any circumstance is held invalid, the validity of the remainder of these By-Laws, shall not be affected thereby and to this end, the provisions hereof are declared to be severable.

4. Waiver. No restriction, condition, obligation or provision of these By-Laws shall be deemed to have been abrogated or waived by reason of any failure or failures to enforce the same.

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5. Captions. The captions contained in these By-Laws are for convenience only and are not part of these By-Laws and are not intended in any way to limit or enlarge the terms and provisions of these By-Laws.

6. Gender, etc. Whenever in these By-Laws the context so requires, the singular number shall include the plural and the converse; and the use of any gender shall be deemed to include all genders.

IN WITNESS WHEREOF, Declarant has caused these Restated By-Laws to be executed by its duly authorized officers and its corporate seal to be hereunto affixed this 24th day of May, 1984.

Attest:

Donna K. Arak
Its Secretary

THE PROSWOOD CORPORATION

By

Its

Richard Strows
Mrs.

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