

Meadow Park Villas HOA  
PO Box 899  
Lehi, UT 84043

ENT 76271:2010 PG 1 of 2  
RODNEY D. CAMPBELL  
UTAH COUNTY RECORDER  
2010 Sep 09 3:16 PM FEE 12.00 BY 55  
RECORDED FOR GARNER, WAYNE

**MEADOW PARK VILLAS OWNERS ASSOCIATION EXTERIOR  
MODIFICATION LICENSE AGREEMENT**

The agreement is entered into this 31<sup>ST</sup> day of August, 2010, by and between Meadow Park Villas Owners Association, Inc. (MEADOW PARK) and Wayne & Susan Garner (HOMEOWNER) and relates to modifications which the HOMEOWNER desires to make on or appurtenant to the following described condominium unit:

All of Lot 50, Plat A, Meadow Park Villas PUD SUB.,  
Parcel # 46:634:0050,  
Of Meadow Park Villas located at 1098 East 310 North #2 Lehi, UT, 84043

1. **DESCRIPTION OF MODIFICATIONS.** The HOMEOWNER wishes to make the following modifications to the above described unit at the HOMEOWNER'S sole expense.

*Installation of a solar attic fan*

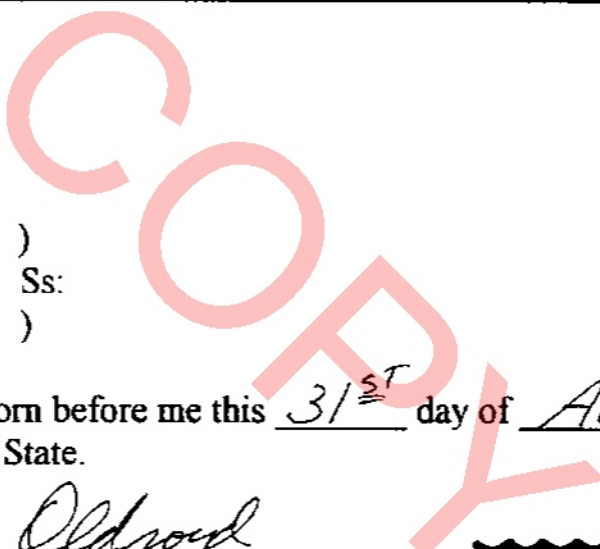
2. **GRANT OF LICENSE.** MEADOW PARK VILLAS hereby grants HOMEOWNER permission to install said modifications subject to the terms and conditions of this Agreement.
3. **MAINTENANCE.** HOMEOWNER shall be solely responsible to maintain said modifications including any maintenance required at the sole discretion of MEADOW PARK VILLAS. All modifications shall be installed by a licensed and insured contractor. Should MEADOW PARK VILLAS require any modifications in the installation of construction HOMEOWNER shall immediately comply with the instructions of MEADOW PARK VILLAS. Any and/or all problems arising as the result of the modifications shall be the sole responsibility of the HOMEOWNER. In the event of failure to remedy any problem in a timely manner, MEADOW PARK VILLAS is authorized to perform or contract for any and/or all repairs and to bill HOMEOWNER the full cost thereof. If costs are not paid a lien may be applied against said property.
4. **RECORDING.** This agreement shall be recorded with the office of Utah County Recorder, at the sole expense of the HOMEOWNER. HOMEOWNER warrants that the terms of this Agreement shall be made known to any subsequent purchaser of the above described property. The terms hereof shall be deemed

covenants, which run with the land, and shall be binding upon all subsequent owners of the above described property.

- 5. INDEMNITY. HOMEOWNER agrees to indemnify and hold MEADOW PARK VILLAS harmless from and against all cost, loss or damages incurred by MEADOW PARK VILLAS in relation to the modifications. Should it be necessary to enforce or defend any portion of this Agreement, HOMEOWNER shall be responsible for all attorney's fees and costs incurred.

Wayne R Gann 8-31-10  
 \_\_\_\_\_  
 Homeowner Date

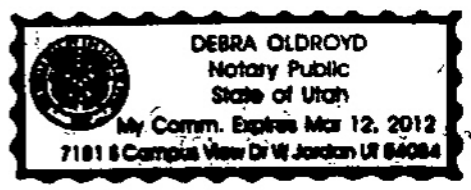
Susan R Gerner 8-31-10  
 \_\_\_\_\_  
 Homeowner Date



STATE OF UTAH )  
 Ss:  
 UTAH COUNTY )

Subscribed and sworn before me this 31<sup>st</sup> day of August 2010  
 in said County and State.

Debra Oldroyd  
 NOTARY PUBLIC  
 Commission Expires: 3-12-12



ACCEPTED AND APPROVED:

By: \_\_\_\_\_  
 Meadow Park Villas Owners Association