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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ARBOR
45 W 10000 S STE 301
SANDY UT 84070
BY: ZJM, DEPUTY - WI 4 P.

**HOMEOWNERS ASSOCIATION
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
The Arbors, Condominiums,
Phase 1 & Phase 2 Supplement
(A Condominium Containing Convertible Land)
South Jordan, Utah**

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AMENDMENTS

The following amendments are to be included in the Homeowners Association Covenants Conditions and Restrictions for The Arbors as recorded on July 5, 2002. All other Covenants Conditions and Restrictions are to remain the same with the following exceptions:

Association

Paragraph 3. Seller is permitted to appoint a majority of five positions on the board until seller sells 75% of the 84 lots.

Common Area Interest

Each Lot owner shall have a 1/84 interest in Common Areas.

I. Definitions

1.4 Lot shall mean any of the eighty-four (84) separately numbered and individually described parcels of land as shown on the plat.

III. Membership and Voting Rights

3.2 (B) (1) When the total number of votes held by class A members equals the seventy-five percent of the eighty-four lots that are held by owners other than the developer.

V. Assessments

5.3 Maximum Monthly Assessment. As of the date set under Section 5.7, each Lot shall be subject to a monthly assessment of not more than eighty four (1/84) of the yearly assessment rate. From and after June 10, 2003, the maximum monthly assessment may be increased or decreased so long as the change is assented to be sixty percent (60%) of the votes of each class of membership which Members present in person or represented by proxy are entitled to cast at a meeting duly called for such purpose. Written notice setting forth the purpose of the meeting shall be sent to all Members at least ten (10), but not more than thirty (30), days prior to the meeting date. The Board of Directors of the Association may from time to time and in its discretion set the amount of the monthly assessment at any sum not in excess of the then applicable maximum amount.

5.6 Uniform Rate of Assessment. Both monthly and special assessments shall be divided at a uniform rate. All assessments shall be allocated among the Owners based on eight four (1/84) of the costs.

IX. Architectural Control

9.1 Architectural Control Committee. The Board of Directors of the Association shall serve as the Architectural Control Committee for Phase I. The function of which shall be to insure that all improvements and landscaping within the Property harmonize with the existing surroundings and structures. (The initial Architectural Control Committee shall be 4 members Cory J. Gust, Wilson Kalmar Robbins, Dawnee Johnston & Gail Johnston.) Phase II members shall be Cory J. Gust, Dawnee Johnston & Gail Johnston. Theses persons shall serve on the committee until the association is turned over to the homeowners as outlined in the agreement at which time the Association shall then become the Architectural Control Committee.

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PHASE II SUPPLEMENT

PROPERTY DESCRIPTION PHASE II

A Part of the East Half of Section 15, Township 3 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point 838.22 feet South 89°57'56" East along the Quarter Section Line from the Center of said Section 15; and running thence Northwesterly along the arc of a 367.00 foot radius curve to the right a distance of 89.14 feet (Central Angle equals 13°55'02" and Long Chord bears North 6°53:53: West 88.93 feet) to a point of tangency; thence North 0°03'38" East 74.65 feet to an existing Boundary Line Fence: thence South 89°50'00" East 1299.42 feet along said existing Boundary Line Fence to a point on the Westerly Line of the South Jordan Canal as it exists on the ground at 33.00 foot half-width; thence along said Westerly Line of canal as it exists on the ground the following two courses: South 34°19'31" West 538.13 feet to a point of curvature; and Southwesterly along the arc of a 2533.00 foot radius curve to the left a distance of 37.15 feet (Central Angle equals 0°50'25" and Long Chord bears South 33°54'19" West 37.15 feet); thence North 58°55'20" West 265.58 feet; thence North 31°04'40" East 15.52 feet; thence North 58°55'20" West 39.34 feet; thence North 105.00 feet: thence West 279.98 feet; thence North 26.14 feet; thence North 89°57'56" West 58.29 feet; thence South 0°02'04" West 85.00 feet; thence North 89°57'56" West 116.68 feet; thence North 0°02'04" East 85.00 feet; thence North 89°57'56" West 58.39 feet; thence South 49.69 feet; thence West 177.18 feet; thence North 20°00'56" West 27.76 feet to a point of curvature; thence Northwesterly along the arc of a 367.00 foot radius curve to the right a distance of 39.45 feet (Central Angle equals 6°09'32" and Long Chord bears North 16°56'10" West 39.43 feet) to the point of beginning.

Contains 331,047 sq. ft.
Or 7.600 acres

ALSO

A part of the Southeast Quarter of Section 15, Township3 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point on the Northerly Line of Arbor View Way being 1514.70 feet South 89°57'56" East along the Quarter Section Line; and 279.61 feet South 0°02'04" west from the center of said Section 15; and running thence South 31°04'40" West 211.66 feet along said Northerly Line of Arbor View Way; thence North 58°55'20" West 127.06 feet along the Northerly Boundary of the Arbors Phase I; thence Northeasterly along the arc of a 30.00 foot radius curve to the left a distance of 27.98 feet (central Angle equals 53°26'00" and Long Chord bears North 4°21'39" East 26.98 feet); thence North 67°38'39" East 5.00 feet; thence Northwesterly along the arc of a 45.00 radius curve to the right a distance of 17.56 feet (Central angle equals 22°21'21" and Long Chord bears North 11°10'40" West 17.45 feet) to a point of tangency; thence North 127.08 feet to a point of curvature; thence Northeasterly along the arc of a 30.00 foot radius curve to the right a distance of 29.57 feet (Central Angle equals 56°28'38" and Long Chord bears North 61°47'45" East 28.39 feet) to a point of tangency; thence South 89°57'56" East 4.84 feet to a point of curvature; thence Southeasterly along the arc of a 337.50 foot radius curve to the right a distance of 178.30 feet (Central Angle equals 30°16'07" and Long Chord bears South 74°49'52" East 176.23 feet to a point of compound curvature; thence Southeasterly along the arc of a 30.00 foot radius curve to the right a distance of 29.96 feet (Central Angle equals 57°13'02" and long Chord bears South 31°05'18" East 28.73 feet) to the point of beginning.

Contains 37,414 sq. ft.
Or .859 acres

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X. Miscellaneous

10.11 Street Lighting. Shall be paid by the Association and divided as part of the assessment (1/84). Any lot designated by the developer to contain a street light must stay a part of that lot. Maintenance of the bulbs and fixtures will be the responsibility of the Association.

EXECUTED the day and year first above written.

"DEVELOPER"
Arbor Residential Properties L.C.

By *[Signature]*
John Gust, Member

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 10 day of June 2003, John Gust personally appeared before me, who having been first duly sworn, deposed and said that he is a member of Arbor Residential Properties L.C. and has executed the foregoing document on behalf of said limited liability company.



Sharon Lewis
NOTARY PUBLIC
Residing at: *SL County*

My Commission Expires:
9-16-05

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