

SUBDIVISION DEVELOPMENT AGREEMENT,  
FOR TALON'S COVE TOWNHOMES SUBDIVISION

THIS AGREEMENT is made and entered into by and between the CITY OF SARATOGA SPRINGS ("City") and Balatta Partners, LLC ("Developer").

RECITALS:

A. The City has given final approval of the Talon's Cove Townhomes Subdivision consisting of 43 units on approximately 4.75 acres (the "Subdivision"). The legal description for the Subdivision is attached as Exhibit A, incorporated herein and made a part hereof by this reference. That approval was subject to, among other things, the execution of this Agreement.

B. This Agreement is being entered into by the City and Developer to provide for the construction of and bonding for the "Subdivision Improvements" and to provide for other matters relating to the Subdivision as herein set out.

D. The Planning Commission and City Council have reviewed and approved the Preliminary Plat, the Final Plat, the Phasing Plan, the Landscape Plan, the amenities details, and the building elevations. These plans are attached as Exhibit C. Phase 1 on Sheet L-103 of the landscaping drawings will be constructed first and all of the amenities will be installed in this phase.

AGREEMENT:

NOW THEREFORE, in consideration of the mutual covenants, conditions and terms set forth in the above Recitals and hereinafter set forth, the parties hereby agree as follows:

1. Subdivision Improvements. Developer agrees to make, construct, or install the subdivision improvements, including but not limited to streets, sewer, trails, water, and easements (the "Subdivision Improvements"), as more specifically set forth in the Subdivision Plat and other plans and drawings for the subdivision (the "Subdivision Plans") that have been approved by the City Engineer. The Subdivision Improvements shall be constructed and installed in a good and workmanlike manner and in full accordance with the Subdivision Plans, any applicable construction standards of City and all applicable federal, state and local laws, rules and regulations. Developer will supply the City with As-Built drawings showing the Subdivision Improvements when they are completed. Developer shall not be released from its obligations herein unless and until City accepts such improvements in advance and in writing as meeting all Subdivision Plans, any applicable construction standards of City, and all applicable federal, state, and local laws, rules, and regulations.

The Subdivision Improvements and all off-site improvements required to provide services to the Subdivision must be completed before the City will issue any building permits or certificates of occupancy. Upon conditions set forth and approved by the City in Resolution No. 2-0122-02 a limited number of building permits may be issued for "model homes" in the Subdivision before the requirements for a normal building permit are met. All Subdivision Improvements must be completed within one year from the date of recordation of the Subdivision Plat. If the Subdivision Improvements are not completed within one year, the City shall have the right, but not the obligation, upon notice of Developer's default as provided in this Agreement, to cause the Subdivision Improvements to be completed with the use of the proceeds of the performance bond provided in accordance with Section 2 of this Agreement, and City shall have the right, but not the obligation, to rescind this Agreement and vacate all approvals granted herein. The Developer hereby warrants that all of the improvements installed and every part thereof shall remain in good condition free from all defects in design, materials and/or workmanship for one year, or two years upon a finding by the City that the requirements of Utah Code Ann. § 10-9a-604.5 have been met, from the date all required improvements are completed, inspected, and accepted in writing by the City's representative (the "Warranty Period"). The warranty period and performance bond is required in order to ensure that the Improvements are installed pursuant to the approved plans, are structurally sound, and require no further replacements or repairs. Upon completion of the warranty period, if the Improvements have remained free from defects or damage and continue to meet City standards for the one or two year period, Developer shall petition the City for final acceptance in writing of the warranted Subdivision Improvements. The Developer shall promptly make all repairs, corrections, and/or replacements for all defects in workmanship, materials, and/or equipment included in the required

improvements during the Warranty Period which warranty work shall be inspected and accepted in writing by the City's designated representative.

2. Performance Bond. Developer shall provide a performance bond acceptable to the City covering certain of the Subdivision Improvements, in the amount of 115% of the estimated cost of said improvements, as set forth in Exhibit B attached hereto and made a part hereof ("Bonded Improvements"). The bond shall provide that periodic completion payments for the improvements described in Exhibit B, calculated on percent of completion less 10%, provided that at least 20% of the bond amount shall be retained until all required improvements are completed, inspected, and accepted in writing by the City's designated representative. Percent of completion shall be calculated by the City's designated representative based upon such inspection as he deems appropriate and based upon actual invoices and other documentation as he deems appropriate. When all required Bonded Improvements are completed, inspected, and accepted in writing by the City's designated representative, all of the bond amount except for 10% of the bond amount may be disbursed or released. The remaining 10 % of the bond amount shall be retained by the City for the Warranty Period to cover any defects in workmanship or materials discovered during the Warranty Period and not repaired, corrected, and/or replaced by Developer. Prior to recordation of the plat, Developer shall sign and enter into a separate bond agreement with the City. The Bonded Improvements may contain some or all of the Subdivision Improvements. Nothing contained herein shall be construed to relieve the Developer from its obligation to install all of the Subdivision Improvements and Bonded Improvements.

3. Dedication of Improvements. The Subdivision Improvements as well as all public open space, streets, trails, and easements as set out in the Subdivision Plat shall be dedicated to City upon City's acceptance in writing of the same.

4. Compliance with Conditions Imposed by City. Developer agrees to comply with any and all conditions imposed by the Planning Commission or the City Council during the permitting and approval process as set forth in the adopted staff reports, written and audio transcripts, and official written minutes of the City Planning Commission and City Council. Such conditions are hereby incorporated herein by this reference.

5. Sewer Service. City agrees to provide sewer service to the Subdivision at standard rates generally charged for other development within the City in accordance with the ordinances, rules, and regulations of the City and the Timpanogos Special Service District ("Timpanogos") covering sewer service on the following conditions:

5.1. Sewer Lines. City shall not be obligated to provide sewer to any lot until all sewer lines within the Subdivision and all off-site sewer lines and/or facilities required to provide sewer service to the Subdivision are completed and accepted by the City.

5.2. Sewer Fees. Timpanogos requires payment of an impact fee/capital facilities charge which is subject to change from time to time by Timpanogos. The impact fee/capital facilities charge is currently collected by the City but may hereafter be collected directly by Timpanogos and may hereafter be collected as a capital facilities charge or as an impact fee. Developer acknowledges and agrees that said capital facilities charge or impact fee by Timpanogos is separate from and in addition to sewer connection fees and sewer impact fees imposed by the City. Lot Owners shall be required to pay any and all connection fees and/or impact fees at the time building permits are obtained for their Lots.

6. Water Service. City agrees to provide culinary and secondary (outside irrigation) water service to the Subdivision at standard rates generally charged for other development within City in accordance with the Ordinances and rules and regulations of City covering water service on the following conditions:

6.1. Water Facilities and Water Rights. Secondary water facilities and water rights for culinary and secondary water are being purchased from the City or are otherwise being provided in accordance with the City's Water Utilities Ordinance in connection with the recording of the Subdivision Plat.

6.2. Water Lines. City shall not be obligated to provide water service to any lots in the Subdivision until all culinary and secondary water lines within the Subdivision and all off-site culinary and secondary water lines and/or facilities required to provide water service to the Subdivision are completed and approved and accepted by City.

6.3. Water Fees. Lot Owners shall be required to pay culinary water connection fees at the time building permits are obtained for their Lots. The lot owners shall also be required to pay fees to cover the costs of water meters and the costs to connect the same in order to receive water service.

7. Other Municipal Services. City shall provide standard municipal services to the Subdivision in the same manner and level as said services are provided to other developments in the City subject to the payment of all fees and charges charged or levied therefore by the City.

8. Street Lighting SID. The land covered by the Subdivision and all lots and parcels in the Subdivision shall be added to the City's Street Lighting Special Improvement District ("Lighting SID") for the maintenance of the street lighting. Developer has or will give written consent to have the land covered by the Subdivision included in the Lighting SID as a condition to final plat approval. The Lighting SID is not for the installation of street lights but is for the maintenance of the street lights that Developer is required to install as part of the Subdivision Improvements.

9. Impact Fees. All City-imposed impact fees, including but not limited to culinary water, secondary water, roadways, storm drainage, wastewater, parks and open space, and public safety facilities shall be imposed on all lots in the Subdivision in accordance with any City impact fee ordinance and shall be paid prior to the issuance of a building permit for any development on a lot in the Subdivision. Developer, by signing this Agreement, waives any rights to challenge such Impact Fees in law or in equity.

10. Rights of Access. The City Engineer and other representatives of the City shall have the right of access to the Subdivision during construction to inspect or observe the work on the Subdivision Improvements and to make such inspections and tests as are allowed or required under the City's ordinances.

11. Assignment. Any and all successors and assigns, in title or right, with respect to all rights and obligations in this Agreement, including any approvals as it pertains to the Subdivision and any requirement to install the Subdivision Improvements irrespective of the Performance or Warranty Bond, shall be bound by the same requirements and obligations as described in this Agreement.

12. Default. In the event Developer fails to perform its obligations under this Agreement, at any time after 30 days notice by the City of such default, City may, at its election, have the following remedies

12.1. All rights and remedies provided in this Agreement or available at law and in equity, including injunctive relief, specific performance and/or damages.

12.2. The right to withhold all further approvals, licenses, permits or other rights associated with the Subdivision and any building or development on any lots in the Subdivision.

12.3. The right to rescind, repudiate, or cancel this Agreement in whole or in part.

The rights and remedies herein provided shall be cumulative. If either party defaults in any of the covenants or agreements herein contained, the defaulting party shall pay all costs and expenses, including reasonable attorney's fees, which may arise or accrue from enforcing this Agreement or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise.

13. Fees. Concurrent with the execution of this Agreement and prior to recording the Subdivision Plat, Developer shall pay to City all fees for subdivision approval and all engineering and other fees for inspection and testing of the Subdivision Improvements. Developer shall reimburse City for its attorney's fees in negotiating and drafting this Agreement and other documents and agreements involved with the subdivision and subdivision approval.

14. Time of the Essence. It is agreed that time is of the essence in the performance of duties and obligations under this Agreement.

15. Notice. Any notice given under this Agreement shall be written and shall be delivered personally, by first class mail or by express mail addressed as follows:

To City: City of Saratoga Springs  
1307 North Commerce Drive, Suite 200  
Saratoga Springs, Utah 84045

To Developer: Balatta Partners, LLC  
Attn: Tig Brown  
65 North 300 East  
American Fork, Utah 84003

Or other such address as either party may designate by written notice to the other party as herein provided.

17. Construction. This Agreement shall be governed as in validity, enforcement, construction, effect, and in all other respects by the Laws of the State of Utah. The section headings and numbers are for convenience only and are not to be used to construe or interpret the provision of this Agreement.

18. Waiver. No failure or delay in exercising any right or privilege hereunder on the part of any party shall operate as a waiver hereof. No waiver shall be binding unless executed in writing by the party making the waiver.

19. Entire Agreement, Counterparts, and Exhibits. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof, but only to the extent that any previously-signed agreements conflict with the provisions herein. All waivers and amendments of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of the City and Developer. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A - Legal Description of the Property  
Exhibit B - Required Improvements and Calculations ("Bonded Improvements")  
Exhibit C - Project Plans

20. Recordation of Subdivision Development Agreement. No later than ten (10) days after the City and Developer enter into this Agreement, or as soon is reasonably practicable, the City Recorder shall cause to be recorded, at Developer's expense, an executed copy of this Agreement in the Official Records of the County of Utah.

21. No Third-Party Beneficiaries. This Agreement is between the City and Developer. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement. This includes but is not limited to the obligations and rights pertaining to the Subdivision Improvements. Notwithstanding anything in this Agreement to the contrary, the owners of individual units or lots in the Project shall have no right to bring any action under this Agreement as a third-party beneficiary or otherwise.

22. Covenants Running with the Land. The provisions of this Agreement shall constitute real covenants, contract and property rights, and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits of this Agreement shall bind and inure to the benefit of each of the Parties, and to their respective successors, heirs, assigns, and transferees.

23. Method of Enforcement. The City may look to Developer, the Home Owners' Association, and/or to each lot or unit owners in the Project for performance of the provisions of this Agreement relative to the portions of the Project owned or controlled by such party. Any cost incurred by the City to secure performance of the provisions of this Agreement shall constitute a valid lien on the Project, including prorated portions to individual lots or units in the Project, on a parity with and collected at the same time and in the same manner as general City taxes and assessments that are a lien on the Project. The City may pursue any remedies available at law or in equity, including the withholding of building permits or certificates of occupancy, to ensure compliance with this Agreement.

24. Subjection and Subordination. The Developer and each person or entity that holds any beneficial, equitable, or other interest or encumbrances in all or any portion of the Project at any time hereby automatically, and without the need for any further documentation or consent, subjects and subordinates such interests and encumbrances to this Agreement and all amendments thereof. Each such person or entity agrees to provide written

evidence of that subjection and subordination within 15 days following a written request in a form reasonably satisfactory to the City.

25. Incorporation of Recitals and Introductory Paragraphs. The Recitals contained in this Agreement, and the introductory paragraphs preceding the Recitals (if any), are hereby incorporated into this Agreement as if fully set forth herein.

26. Defense and Indemnity.

26.1 Developer's Actions. Developer shall defend, hold harmless, and indemnify the City and its elected and appointed officers, agents, employees, and representatives from any and all claims, costs, judgments and liabilities (including inverse condemnation) which arise directly or indirectly from the City's approval of the Project, construction of the Project, or operations performed under this Agreement by (a) Developer or by Developer's contractors, subcontractors, agents or employees, or (b) any one or more persons directly or indirectly employed by, or acting as agent for, Developer or any of Developer's contractors or subcontractors.

26.2 Hazardous, Toxic, and/or Contaminating Materials. Developer further agrees to defend and hold harmless the City and its elected and/or appointed boards, officers, employees, and agents from any and all claims, liabilities, damages, costs, fines, penalties, and/or charges of any kind whatsoever relating to the existence of hazardous, toxic, and/or contaminating materials or conditions on the Project solely to the extent caused by the intentional or negligent acts of Developer, or Developer's officers, contractors, subcontractors, employees, or agents.

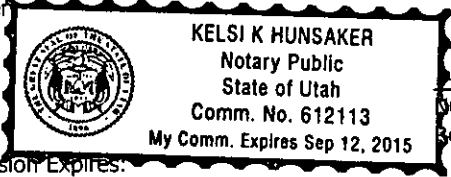
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date hereinabove written.

DEVELOPER

By: [Signature] 5-2-13  
Date  
Its MANAGER

STATE OF UTAH )  
COUNTY OF UTAH ) :SS

The foregoing instrument was acknowledged before me this 2 day of May, 2013, by David Brown, who executed the foregoing instrument in his capacity as the Manager of Developer



Kelsi K Hunsaker  
NOTARY PUBLIC  
Residing at: American Fork, UT

My Commission Expires: 09/12/2015

CITY OF SARATOGA SPRINGS

By: [Signature] 5/9/13  
Mayor Date

Attest:

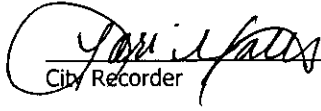
  
City Recorder



EXHIBIT A  
LEGAL DESCRIPTION

WHEN RECORDED RETURN TO:  
 65 N. 300 E.  
 American Fork, UT 84003

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
 FOR TALONS COVE SUBDIVISION**  
 (Supplemental Declaration to the Amended and Restated Master Declaration of Covenants,  
 Conditions, Restrictions and Easements for Saratoga Springs Subdivision)

**Table of Contents**

Table of Contents ..... 1

1 DEFINITIONS ..... 7

    1.1 Articles ..... 7

    1.2 Association ..... 7

    1.3 Board ..... 7

    1.4 Bylaws ..... 7

    1.5 Common Areas ..... 7

    1.6 Common Expenses ..... 7

    1.7 Community Association Act ..... 7

    1.8 Declaration ..... 7

    1.9 Director ..... 7

    1.10 Governing Documents ..... 7

    1.11 Limited Common Area ..... 8

    1.12 Living Unit ..... 8

    1.13 Lot ..... 8

    1.14 Map ..... 8

    1.15 Master Association ..... 8

    1.16 Master Common Areas ..... 8

    1.17 Master Governing Documents ..... 8

    1.18 Member ..... 8

    1.19 Nonprofit Act ..... 8

    1.20 Owner ..... 9

    1.21 Person ..... 9

    1.22 Project ..... 9

    1.23 Resident ..... 9

    1.24 Turnover Meeting ..... 9

2 SUBMISSION AND EXPANSION ..... 9

    2.1 Submission ..... 9



- 3 PROPERTY RIGHTS IN LOTS..... 9
  - 3.1 Use and Occupancy..... 9
  - 3.2 Easements Reserved ..... 9
  - 3.3 Easements Shown on the Map.....10
- 4 PROPERTY AND USE RIGHTS IN COMMON AREA.....10
  - 4.1 Member’s Right of Enjoyment.....10
  - 4.2 Delegation of Right of Use .....10
  - 4.3 Compliance with Covenants and Restrictions and Rules and Regulations..... 11
- 5 MAINTENANCE..... 11
  - 5.1 Association Responsibility..... 11
  - 5.2 Master Association Responsibility..... 11
  - 5.3 Owner Responsibility..... 11
  - 5.4 Party Walls..... 11
- 6 ASSESSMENTS .....12
  - 6.1 Covenant for Assessment.....12
  - 6.2 Declarant’s Covenant for Assessments .....12
  - 6.3 Annual Budget .....12
  - 6.4 Reserve Account.....12
  - 6.5 Regular Assessment.....12
  - 6.6 Special Assessment .....12
  - 6.7 Supplemental Assessment .....13
  - 6.8 Individual Assessment.....13
  - 6.9 Master Association Assessments .....13
  - 6.10 Apportionment of Assessments .....13
  - 6.11 Nonpayment of Assessment .....13
  - 6.12 Application of Payments.....13
  - 6.13 Acceleration .....13
  - 6.14 Suspension of Voting Rights.....14
  - 6.15 Lien for Assessment.....14
  - 6.16 Enforcement of Lien .....14
  - 6.17 Appointment of Trustee.....14
  - 6.18 Subordination of Lien .....14
- 7 RESTRICTIONS ON USE.....14
  - 7.1 Use of Lots - Residential Use.....14
  - 7.2 No Obstruction of Common Areas.....14
  - 7.3 Cancellation of Insurance, Illegal Activity.....14
  - 7.4 Nuisances.....15

- 7.5 Rules and Regulations .....16
- 7.6 Structural/Exterior Alterations .....16
- 7.7 Window Coverings.....16
- 7.8 Signs.....16
- 7.9 Pets.....16
- 7.10 Storage and Parking of Vehicles .....16
- 7.11 Aerials, Antennas, and Satellite Dishes ..... 17
- 7.12 Timeshares..... 17
- 7.13 Leases..... 17
- 7.14 Temporary Structures, etc. ....19
- 7.15 Repair of Buildings ..... 20
- 7.16 Subdivision of Lots ..... 20
- 7.17 Clothes Drying Facilities..... 20
- 7.18 Front Porches..... 20
- 7.19 Off Road Vehicles..... 20
- 7.20 Firearms and Projectile Weapons..... 20
- 8 MEMBERSHIP AND ASSOCIATION ..... 20
  - 8.1 Membership..... 20
  - 8.2 Voting Rights .....21
  - 8.3 Status and Authority of Board .....21
  - 8.4 Composition and Selection of Board .....21
  - 8.5 Adoption of Bylaws .....21
- 9 Master Association .....21
  - 9.1 Relationship Between Association and Master Association.....21
- 10 DECLARANT RIGHTS .....21
  - 10.1 Administrative Control of Association .....21
  - 10.2 Other Rights..... 22
  - 10.3 Easements Reserved to Declarant ..... 22
- 11 COMPLIANCE AND ENFORCEMENT..... 23
  - 11.1 Compliance ..... 23
  - 11.2 Remedies..... 23
  - 11.3 Action by Owners..... 24
  - 11.4 Injunctive Relief..... 24
  - 11.5 Hearing ..... 24
- 12 INSURANCE..... 24
  - 12.1 Types of Insurance Maintained by the Association..... 24
  - 12.2 Insurance Company ..... 25

12.3 Premium as Common Expense..... 25

12.4 Insurance by Owner..... 25

12.5 Payment of Deductible..... 25

12.6 Right to Adjust Claims..... 25

12.7 Damage to the Project/Insurance Proceeds ..... 25

13 AMENDMENT AND DURATION ..... 25

    13.1 Amendments..... 25

14 MISCELLANEOUS PROVISIONS..... 25

    14.1 Professional Management ..... 25

    14.2 Invalidity; Number; Captions ..... 26

    14.3 Joint Owners..... 26

    14.4 Lessees and Other Invitees ..... 26

    14.5 Covenants Run with the Land..... 26

    14.6 Waiver, Precedent and Estoppel..... 26

    14.7 Notice of Sale, Mortgage, Rental, or Lease ..... 26

    14.8 Taxes on Lots ..... 27

    14.9 Service of Process..... 27

    14.10 Conflicts ..... 27

Exhibit A ..... 28

Legal Description..... 28

Exhibit B ..... 29

Bylaws of Talons Cove Townhomes HOA..... 29

1 Bylaw applicability/definitions ..... 29

    1.1 Definitions ..... 29

    1.2 Bylaw Applicability ..... 29

2 Association..... 29

    2.1 Composition..... 29

    2.2 Annual Meeting..... 29

    2.3 Special Meeting..... 29

    2.4 Place of Meeting..... 30

    2.5 Conduct of Meeting..... 30

    2.6 Quorum..... 30

    2.7 Voting..... 30

    2.8 Good Standing ..... 30

    2.9 Proxies..... 30

    2.10 Mail-in Ballots ..... 31

    2.11 Written Consent in Lieu of Vote ..... 31

2.12 Record Date .....31

3 Board of Directors .....31

3.1 Number and Qualification of Directors .....31

3.2 Selection and Term of Directors .....31

3.3 Vacancies .....31

3.4 Removal of Directors .....31

3.5 Organization Meeting .....32

3.6 Regular Meetings .....32

3.7 Special Meetings .....32

3.8 Conduct of Meetings .....32

3.9 Quorum .....32

3.10 Notice and Waiver of Meeting Notice.....32

3.11 Action without Meeting .....32

3.12 Powers and Duties .....32

3.13 Manager .....33

3.14 Compensation .....34

3.15 Limitation of Liability.....34

4 Officers .....34

4.1 Election and Term of Officers .....34

4.2 Removal of Officers.....34

4.3 Offices .....34

4.4 Delegation of Duties .....35

4.5 Compensation .....35

5 Notice.....35

5.1 Manner of Notice .....35

5.2 Waiver of Notice .....35

6 Finances.....35

6.1 Fiscal Year.....35

6.2 Checks, Agreements, Contracts .....35

6.3 Availability of Records.....36

7 Amendment to Bylaws.....36

7.1 Amendments.....36

7.2 Recording.....36

8 Miscellaneous .....36

8.1 Office.....36

8.2 Conflicts .....36

8.3 Severability .....36

8.4 Waiver ..... 36  
8.5 Captions ..... 36  
8.6 Gender, etc..... 36

This Declaration is made on the date executed below by Town Homes at Talon’s Cove, LLC, a Utah limited liability company (“Declarant”).

**RECITALS**

A. Talons Cove Subdivision, is a planned unit development located in Saratoga Springs City, Utah County, Utah;

B. The Declarant intends to sell to various purchasers the fee title to the individual Lots contained in the Project, subject to the following covenants, conditions, restrictions, easements and limitations herein set forth which are hereby declared to be for the benefit of the whole tract and all of the Project described herein and the owners thereof, their successors and assigns;

C. All Owners, guests, invitees, agents, and residents shall abide by the provisions of this Declaration;

D. These covenants, conditions, restrictions, easements, and limitations shall run with the land described in Exhibit “A” and shall be binding on and burden all parties having or acquiring any right, title, or interest to the land or any part thereof and shall create servient tenements on the land. The covenants, conditions, restrictions, easements, and limitations shall also benefit all parties having or acquiring any right, title, or interest to the land and shall create dominant tenements on the land;

E. The Association may be incorporated as a Utah nonprofit corporation. If incorporated, it shall be entitled to the rights, obligations, and benefits of the Revised Nonprofit Corporation Act (Utah Code Ann. 16-6a-101, *et. seq.*) as amended from time to time.

F. It is intended that the Association shall be a “Sub-Association” of the Saratoga Springs Owners Association as such term is defined in the First Amendment to the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Saratoga Springs Subdivision, recorded in the Utah County Recorder’s Office as Entry No. 27319:2010.

G. It is intended that the Project shall be subject to the Amended and Restated Master Declaration of Covenants, Conditions, Restrictions, and Easements for Saratoga Springs Subdivision, as amended or replaced from time to time, recorded in the Utah County Recorder’s Office as Entry No. 8402:2006.

H. The Saratoga Springs Owners Association, by and through its board, has approved the annexation of the Project into the Saratoga Springs Owners Association as a “Sub-Association.”

NOW THEREFORE, for the benefit of the Project and the Owners thereof, the following covenants, conditions, restrictions, and easements shall apply to and be binding on the Project:

## **1 DEFINITIONS**

Capitalized terms used in the Governing Documents (including recitals) have the following meanings:

### **1.1 Articles**

Articles mean the Articles of Incorporation for Talons Cove Town Homes HOA, Inc., as amended from time to time.

### **1.2 Association**

Association means Talons Cove Town Homes HOA, Inc. It is intended that the Association be a Utah non-profit corporation. Failure of the Association to maintain its corporate status will not result in dissolution of the Association. The Association may renew its corporate status, reinstate its corporate status, or incorporate without Owner approval. Any actions taken during any period of un-incorporation shall be binding. The Association shall be a "Sub-Association" as such term is defined by the Master Declaration.

### **1.3 Board**

Board means the Board of Directors. The Board governs the Project, business, and affairs of the Association.

### **1.4 Bylaws**

Bylaws mean the bylaws of the Association, as amended or restated from time to time. The Bylaws are attached to this document as Exhibit "B."

### **1.5 Common Areas**

Common Areas mean the open space and any improvements constructed thereon as shown on the Map. The Common Areas may consist of landscaping, irrigation equipment, pavilion, splash pad, playground equipment, and other improvements. The Association owns all Common Areas.

### **1.6 Common Expenses**

Common Expenses mean all sums spent to administer, maintain, or replace the Common Areas; expenses agreed upon as common expenses by a majority of a quorum of Owners; expenses authorized by the Governing Documents or the Community Association Act as common expenses; any other expenses necessary for the common benefit of the Owners.

### **1.7 Community Association Act**

Community Association Act shall mean Utah Code §§ 57-8a-1 *et seq.*, as amended or replaced from time to time.

### **1.8 Declaration**

Declaration means this document, as amended, annexed, supplemented, or restated from time to time.

### **1.9 Director**

Director means a member of the Board.

### **1.10 Governing Documents**

Governing Documents mean the Declaration, Bylaws, Articles of Incorporation, Map, rules and

regulations, and Master Governing Documents.

**1.11 Limited Common Area**

Limited Common Area means Common Area designated for exclusive use by the Owner of a particular Lot. Limited Common Area may be designated as such on the Map or in this Declaration. Limited Common Areas include the driveways, walkways to a Living Unit, patio serving a Living Unit.

**1.12 Living Unit**

Living Unit means a structure or portion of a structure which is designed and intended for use and occupancy as a single-family residence, together with all improvements located on the Lot concerned which are used in conjunction such residence.

**1.13 Lot**

Lot means a separately numbered parcel of property as shown on the Map. Lots shall include the Living Unit, and all utility lines, and other installations exclusively serving the Lot whether under or over the Common Areas or not.

**1.14 Map**

Map means the plat map for Talons Cove Subdivision, on file with the Utah County Recorder and any amendments or supplements thereto or any plat maps recorded for additional phases.

**1.15 Master Association**

Master Association means Saratoga Springs Owners Association, as formed in accordance with the Master Governing Documents.

**1.16 Master Common Areas**

Master Common Areas mean the private roads as shown on the Map. The Master Common Areas shall be owned by the Master Association. If no other deed is given evidencing conveyance of the Master Common Areas to the Master Association, this Declaration and the Map may act as the conveyance.

**1.17 Master Governing Documents**

Master Governing Documents mean the Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Easements for Saratoga Springs Subdivision recorded in the Utah County Recorder's Office as Entry No. 8402:2006; the By-laws of Saratoga Springs Owners Association, Inc.; and the rules and regulations created by the Master Association. Master Governing Documents shall also include any amendment, replacement, supplement, or revision as may be made to the Master Governing Documents from time to time.

**1.18 Member**

Member means an Owner. If an Owner is not a natural person, the Owner may designate in writing to act as its representative. If no representative is designated, then an officer, trustee, director, manager, or member as shown in the entities formative documents shall be its representative.

**1.19 Nonprofit Act**

Nonprofit Act means Utah Code §§ 16-6a-101 *et seq.*, as amended or replaced from time to time.

**1.20 Owner**

Owner means the owner of the fee in a Lot. If a Lot is subject to an executory purchase contract, the contract purchaser shall be considered the Owner. However, the seller and buyer may otherwise agree but must inform the Board in writing of the alternative arrangement.

**1.21 Person**

Person means an individual, corporation, partnership, association, trustee, or other legal entity.

**1.22 Project**

Project means Talons Cove Subdivision, as shown on the Map and any expansions thereof. The project includes the land, buildings, improvements and structures, easements, rights, appurtenances, and articles of personal property intended for use in connection therewith. Exhibit "A" contains the legal description for the Project.

**1.23 Resident**

Resident means any Person living or staying at the Project. Residents include without limitation: Owners, tenants, family members of Owners and tenants, and guests staying more than a week.

**1.24 Turnover Meeting**

Turnover Meeting means the meeting described in Section 10.1.

**2 SUBMISSION AND EXPANSION****2.1 Submission**

The Project is submitted to be bound by the Governing Documents, the Master Governing Documents, to provisions of the Community Association Act, and to the Nonprofit Act. All Owners shall take title subject to the Governing Documents, Master Governing Documents, Community Association Act, and Nonprofit Act. All Residents and other users of the Project shall be subject to the Governing Documents, Master Governing Documents, and Community Association Act.

**3 PROPERTY RIGHTS IN LOTS****3.1 Use and Occupancy**

Except as otherwise expressly provided in the Governing Documents or Master Governing Documents, the Owner of a Lot shall be entitled to the exclusive use and benefit of such Lot and Living Unit. Each Lot shall be bound by, and the Owner shall comply with the Governing Documents and Master Governing Documents for the mutual benefit of the Owners.

**3.2 Easements Reserved**

In addition to the easements shown on the Map or provided for under this Declaration, the Bylaws or law, the following easements are hereby reserved for the benefit of the Owners and the Association:

3.2.1 Right of Entry. The Association and any person authorized by the Association may at any reasonable time, and from time to time at reasonable intervals, enter upon any Lot for the purpose of performing maintenance and determining whether or not the Lot is in compliance with the Governing Documents. Requests for entry shall be made in advance.



Entry shall be made at a time convenient to the Owner, except in the case of an emergency, when such right shall be immediate. No such entry shall be deemed to constitute a trespass or otherwise create any right of action in the Owner of such Lot. The right of entry granted by this subsection is in addition to the Association's enforcement rights and applies only to Lots upon which the Association has maintenance responsibilities as provided for in the Governing Documents.

**3.2.2 Easement for Encroachment.** If any part of the Common Areas encroaches on a Lot, an easement for the encroachment and for maintenance shall exist. If any part of a Lot encroaches upon the Common Areas or any other Lot, an easement for the encroachment and for maintenance shall exist. Such encroachments will not be considered to be encumbrances to the Common Areas or Lots. Encroachment causes include, without limitation, errors in the original construction; errors in the Map; settling, rising, or shifting of the earth; or changes in position caused by good faith mistakes in the repair or reconstruction of the Project.

**3.2.3 Utility Easements.** The Association or any public utility provider shall have an easement over all Lots for the installation, maintenance, and development of utilities and drainage facilities. The easement area of each Lot and all Improvements therein shall be maintained continuously by the Owner of the Lot of the Association in accordance with the terms of the Governing Documents, except for those improvements for which a public authority or utility provider is responsible.

### **3.3 Easements Shown on the Map**

Lots shall be subject to the easements shown on the Map.

## **4 PROPERTY AND USE RIGHTS IN COMMON AREA**

### **4.1 Member's Right of Enjoyment**

**4.1.1** The Project will have Common Areas as designated in the Map for the benefit of all Owners. Every member of the Association shall have a non-exclusive right and easement for the use, benefit and enjoyment in and to the Common Area and Master Common Areas and such nonexclusive right and easement shall be appurtenant to and shall pass with the title to every Lot, subject to the restrictions herein set forth.

**4.1.2** Subject to the Governing Documents, each Resident, guest, or invitee has the right to ingress and egress across the Common Areas and Master Common Areas necessary for access to his Lot. The rights described in this Section are appurtenant to and pass with title to the Lot.

**4.1.3** No portion of the Common Areas or Master Common Areas may be used exclusively by any Owner or Owners for personal gardens, storage facilities, or for any other purpose.

### **4.2 Delegation of Right of Use**

Any member of the Association may delegate its rights to the use and enjoyment of the Common Area and Master Common Areas to Residents, all subject to such reasonable rules and regulations which the Association may adopt.

### **4.3 Compliance with Covenants and Restrictions and Rules and Regulations**

Each Owner and Resident shall comply with the covenants and restrictions imposed by this Declaration on the use and enjoyment of the Common Area. Further, each Owner and Resident shall fully and faithfully comply with the rules, regulations and restrictions applicable to use of the Common Area, as such rules, regulations and restrictions are from time to time adopted by the Association for the safety, care, maintenance, good order and cleanliness of the Common Area. Additionally, each Owner and Resident shall fully and faithfully comply with the Master Governing Documents.

## **5 MAINTENANCE**

### **5.1 Association Responsibility**

The Association shall improve, develop, supervise, manage, operate, examine, insure, inspect, care for, repair, replace, restore and maintain the Common Areas. The Association shall also maintain, repair, and replace the exterior finished surfaces of the walls, soffit, fascia, and roofs of the Living Units.

The Board, after notice and opportunity for hearing, or in the case of an emergency immediately, may assume the maintenance responsibility over a Lot or Living Unit if, in the opinion of the Board, the Owner is unwilling or unable to adequately provide such maintenance. Should the Board exercise its right under this provision, it shall not be liable for trespass or nuisance and shall have the right to levy an Individual Assessment to recover its maintenance costs.

### **5.2 Master Association Responsibility**

The Master Association shall improve, supervise, manage, operate, examine, inspect, insure, care for, repair, replace, restore, and maintain the Master Common Areas.

### **5.3 Owner Responsibility**

Unless otherwise assigned to the Association in 5.1, all maintenance, repair, and replacement of the Lots, Living Units, Limited Common Area, and improvements shall be the sole responsibility of the Owner thereof, who shall maintain such Lot and Living Unit in good repair and in accordance with the Governing Documents and Master Governing Documents. Maintenance responsibility shall include, by way of illustration only: all interior and structural components; exterior doors, door frames, door casings, door jambs, door hardware, thresholds, and any weatherproofing required for the exterior doors; garage doors, garage door casing and molding, garage door hardware and openers; windows, window frames, window casing, window hardware, any weatherproofing required for the windows; driveways, walkways, patios, or any other concrete adjoining the Lot; exterior light fixtures, exterior electrical outlets, light bulbs; HVAC installations; plumbing installations; electrical installations; and any other component of the Living Unit, Limited Common Area, or Lot not expressly assumed by the Association.

### **5.4 Party Walls**

Each wall used as the dividing line between Living Units is a party wall. Nothing in this section shall alter or limit the general rules of law regarding party walls and liability for damage due to negligence, or willful acts or omissions. The cost of reasonable repair and maintenance of party walls shall be shared by the Owners who use the party wall in proportion to their use. If a party wall is destroyed or damaged by fire or other casualty, and is not a covered loss under insurance, either Owner may restore the wall and the other Owner shall contribute to the cost of restoration in proportion to the damage sustained by the Owner compared to all damage to the party wall.

The right of an Owner to contribution from any other Owner for party wall costs shall be appurtenant to and run with the land and shall pass to an Owner's successor in title.

## **6 ASSESSMENTS**

### **6.1 Covenant for Assessment**

By accepting a deed or other conveyance, each Owner covenants and agrees to pay the Association and Master Association all regular assessments, special assessments, supplemental assessments, individual assessments, late penalties, and collection costs (including attorney's fees) whether or not a lawsuit is commenced. No Owner may exempt themselves from liability for assessments by abandonment of their Lot, failure of the Association to maintain the Common Areas, or non-use of the Common Areas. Except for foreclosures, the personal obligation for unpaid assessments, late fees, interest, and collection costs, including attorney's fees, shall pass to the successor in title. A successor in title is entitled to a statement from the Association setting forth the amounts due by the prior owner. The amounts set forth in the statement shall be binding upon the Association. If an Owner loses their Lot to foreclosure or voluntarily conveys it, they shall remain personally liable for unpaid assessments, late fees, interest, and collection costs (including attorney's fees).

### **6.2 Declarant's Covenant for Assessments**

Declarant shall not be obligated to pay assessments. However, during the period that Declarant owns any Lots, it shall provide the difference between the Association's expenses and actual assessment collections. Declarant may provide the difference with money, services, or in kind.

### **6.3 Annual Budget**

The Board shall prepare an annual budget for the Association. The annual budget shall provide for: the maintenance, repair, and replacement of the Common Areas; maintenance of other areas required to be maintained by the Association; insurance; all other Common Expenses; and the administration, management, operation, and reserves of the Association. If the Board fails to adopt an annual budget, the last adopted budget shall continue in effect.

### **6.4 Reserve Account**

The Association shall establish a reserve account to fund long-term maintenance and replacement items. The Board shall use reasonable efforts, subject to the Owners rights under the Community Associations Act, to fund the reserve account. The Board shall not be personally liable for failure to fund the reserve unless gross negligence or intentional misconduct is proven in a court of law.

### **6.5 Regular Assessment**

The Association may collect the regular assessment on an annual basis, semi-annual basis, quarterly basis, or monthly basis. Written notice of the regular assessment amount and payment schedule shall be sent to Owners at least 30 days in advance of the beginning of the fiscal year for which the regular assessment will be due. Apart from the initial notice of regular assessment, the Association is not obligated to send periodic invoices for regular assessments. If the Board fails to adjust a regular assessment, the amount of the last regular assessment and payment schedule will continue in effect, whether or not notice is sent.

### **6.6 Special Assessment**

The Association may levy a special assessment for the purpose of defraying in whole or in part the cost of any construction, reconstruction, maintenance, repair, or replacement of the

Common Areas or exteriors of Lots. The Association may levy a special assessment up to 50% of the annual budget without approval from the Owners. If a special assessment exceeds 50% of the annual budget, it must be approved by a majority of a quorum of Owners.

### **6.7 Supplemental Assessment**

If the regular assessments are inadequate to pay the Common Expenses, the Board shall determine the amount of the shortfall. Once the amount of the shortfall is determined, the Board shall adopt a supplemental budget. The Association may levy a supplemental assessment to fund the supplemental budget. The Association may levy a supplemental assessment up to 50% of the original annual budget without approval from the Owners. If a supplemental assessment exceeds 50% of the original annual budget, it must be approved by a majority of a quorum of Owners.

### **6.8 Individual Assessment**

Any expenses attributable to less than all the Lots may be assessed exclusively against the affected Lots. Individual assessments include, without limitation:

6.8.1 Assessments levied against a Lot to reimburse the Association for costs incurred in correcting a violation of the Governing Documents;

6.8.2 Fines, late fees, interest, collection costs (including attorney's fees);

6.8.3 Services provided to a Lot due to an Owner's failure to maintain, for emergency repairs, or to protect the health, safety, and welfare of adjoining Lots and Common Areas; and

6.8.4 Any charge described as an individual assessment by the Governing Documents.

### **6.9 Master Association Assessments**

Owners shall pay any and all assessments levied by the Master Association as allowed by the Master Governing Documents.

### **6.10 Apportionment of Assessments**

Regular, special, and supplemental assessments will be apportioned equally among the Lots. Individual assessments shall be apportioned exclusively to the Lots benefitted or affected.

### **6.11 Nonpayment of Assessment**

Assessments not paid within 10 days after the due date established by the Board will be late and subject to interest at 18% per annum on any delinquent balance and a \$25.00 late fee. Late fees may only be charged once per missed payment.

### **6.12 Application of Payments**

Payments shall be credited first to collection costs (including attorney's fees), then to interest and late fees, then to the oldest assessments, then the most recent assessments.

### **6.13 Acceleration**

If an Owner fails to pay their assessments for 61 days or more, the Board may elect to accelerate the remainder of the Assessments due that year.

**6.14 Suspension of Voting Rights**

If an Owner has a delinquent assessment balance, the Association may suspend their right to vote.

**6.15 Lien for Assessment**

All assessments, late fees, interest, and collection costs (including attorney's fees) not timely paid shall be a charge and continuing lien upon each Lot against which the assessment is made. The Association shall file a notice of lien with the county recorder as evidence of nonpayment.

**6.16 Enforcement of Lien**

Without waiving its right to personally pursue an Owner for unpaid assessments, the Association may foreclose its lien in the same manner as deeds of trust, mortgages, or any other manner permitted by Utah law.

**6.17 Appointment of Trustee**

The Owners hereby convey and warrant pursuant to U.C.A. Sections 57-1-20 and 57-8a-402 to a member of the Utah State Bar, with power of sale, the Lot and all improvements to the Lot for the purpose of securing payment of assessments under the terms of the Declaration.

**6.18 Subordination of Lien**

A lien for assessments shall be subordinate to a first Mortgage now or hereafter placed upon a Lot. The sale of a Lot pursuant to foreclosure of a first Mortgage shall extinguish the lien for assessments which became due prior to the foreclosure sale. A foreclosure will not relieve the purchaser's obligation to pay six months of assessments, late fees, and penalties.

**7 RESTRICTIONS ON USE****7.1 Use of Lots - Residential Use**

Each of the Lots in the Project is limited to single-family, residential use only. The use is further defined by Utah County zoning code and Master Governing Documents. Each Lot and Owner is subject to the uses and restrictions imposed by such restrictions (including any parking restrictions).

**7.2 No Obstruction of Common Areas**

There shall be no obstructions of the Common Areas by the Owners, Residents, and their tenants, guests or invitees without the prior written consent of the Board. The Board may by Rules and Regulations prohibit or limit the use of the Common Areas as may be reasonably necessary for protecting the interests of all the Owners or protecting the Lots or the Common Areas.

Nothing shall be kept or stored on any part of the Common Areas without the prior written consent of the Board, 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 Board.

**7.3 Cancellation of Insurance, Illegal Activity**

Nothing shall be done or kept in any Lot 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 of the rate of the insurance on the Project or any part thereof or increase of the rate of the

insurance on the Project or any part thereof over what the Board, but for such activity, would pay, without the prior written consent of the Board.

Nothing shall be done or kept in any Lot 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 Board and the Owners harmless against all loss resulting from any such damage or waste caused by him or his invitees.

#### **7.4 Nuisances**

No Resident shall create, maintain or permit a nuisance in, on or about the Project. For purposes of this section a "nuisance" includes behavior which annoys, disturbs or interferes with other Residents and interferes with their right to the quiet and peaceful enjoyment of their property. A nuisance includes but is not limited to the following:

7.4.1 The development of any unclean, unhealthy, unsightly, or unkempt condition on, in or about a Lot, Limited Common Area, or the Common Areas;

7.4.2 The storage of any item, property or thing that will cause any Lot, Limited Common Area, or the Common Areas to appear to be in an unclean or untidy condition or that will be noxious to the senses.

7.4.3 The accumulation of rubbish, unsightly debris, garbage, equipment, or other things or materials so as to constitute an eyesore as reasonably determined by the Board or the Association;

7.4.4 The storage of any substance, thing or material upon any Lot, Limited Common Area, or in the Common Areas that will emit any foul, unpleasant or noxious odors, or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the other residents at the Project;

7.4.5 The creation or maintenance of any noxious or offensive condition or activity in or about any Lot, Limited Common Area, or the Common Areas;

7.4.6 Actions or activities tending to cause embarrassment, discomfort, annoyance, distress or a disturbance to any other residents, their guests or invites, particularly if the police or sheriff must be called to restore order;

7.4.7 Maintaining any plants, animals, devices or items, instruments, equipment, machinery, fixtures, or things of any sort whose activities or existence in any way is illegal, noxious, dangerous, unsightly, unpleasant, or of a nature that diminishes or destroys the enjoyment of the Community by other residents, their guests or invites;

7.4.8 Excessive noise in, on or about any Lot, Limited Common Area, or the Common Areas, especially after 10:00 p.m. and before 7:00 a.m.;

7.4.9 Excessive traffic in, on or about any Lot, Limited Common Area, or the Common Areas, especially after 10:00 p.m. and before 7:00 a.m.;

7.4.10 Allowing a pet to be unleashed while outside of the Living Unit;

7.4.11 Continuous barking, meowing, or other animal noises;

7.4.12 Allowing a pet to urinate or defecate in the Limited Common Area, Common Areas, or failing to clean up immediately any feces deposited by a pet in the Limited Common Area or Common Area.

## **7.5 Rules and Regulations**

No Owner or Resident shall violate the Rules and Regulations for the use of the Lots and of the Common Areas as adopted from time to time by the Board. An Owner shall be responsible to advise their guests and invitees about the rules and shall be responsible for their guests and invitees compliance with the rules and regulations.

## **7.6 Structural/Exterior Alterations**

Except for initial construction and landscaping performed by an agent of Declarant, no improvements, alterations, repairs, excavation or other work which in any way alters the exterior appearance of the Property or the improvements located thereon shall be made without the prior approval of the Board and Master Association. No alterations to a Living Unit may be performed without the prior approval of the Board and the appropriate governmental entity. No building, fence, wall, or other structure shall be erected, maintained, improved, altered, made or done (including choice of exterior color scheme and building materials) without the prior written approval of the Board and Master Association.

## **7.7 Window Coverings**

The Board, by rule, may require that certain colors and types of window covering be used.

Under no circumstances shall any cardboard or tinfoil be used as window coverings in the Project. Additionally, no stickers or non-holiday decorations will be permitted in windows.

## **7.8 Signs**

No signs shall be erected or maintained in the Common Areas without the prior written consent of the Board.

## **7.9 Pets**

No animals, livestock, birds, insects, or poultry of any kind shall be raised, bred, or kept on any Lot, except that not more than two domesticated dogs or cats shall be allowed as long as said animals do not unreasonably bother or constitute a nuisance to others and provided such animals are kept in compliance with the rules and regulations of the Association.

If a pet owner violates any of pet rules and regulations, the Board shall have the express authority to issue citations or levy assessments, and collect these by judgment, lien or foreclosure. In extreme cases, the Board may require that the Owner or Resident to remove their pet from the premises.

## **7.10 Storage and Parking of Vehicles**

The driving, parking, standing and storing of motor vehicles in, on or about the Project shall be subject to the following:

7.10.1 The parking rules and regulations adopted by the Board from time to time.

7.10.2 No vehicles of any kind shall be permitted to be parked on any private street within the Project.

7.10.3 No recreational, commercial or oversized vehicles shall be allowed within the Project unless said vehicle or trailer is kept at all times within the garage and the garage door is closed, or for purposes of loading or unloading passengers or supplies (for a period of time up to 24 hours).

7.10.4 No motor vehicle or trailer, including but not limited to any car, automobile, truck, van, or any other transportation device of any kind may be parked or stationed in such a manner so as to block access to any Lot or parking space or to create an obstacle.

7.10.5 Residents may only park their motor vehicles within their garages and driveways.

7.10.6 No resident shall repair or restore any vehicle of any kind in, on a Lot (outside the garage), Limited Common Areas, or the Common Area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

7.10.7 No garage may be altered in such a manner that the number of motor vehicles which may reasonably be parked therein after the alteration is less than the number of motor vehicles that could have been reasonably parked in the garage as originally designed and constructed.

Vehicles parked in violation of this Declaration may be impounded or towed without further notice, and at the Owner's sole expense.

#### **7.11 Aerials, Antennas, and Satellite Dishes**

Aerials, antennas, and satellite dishes larger than one meter in diameter are prohibited. Aerials, antennas, and satellite dishes may not be installed on Common Areas. One antenna or satellite dish smaller than one meter in diameter may be installed within the Lot. The Association may create policies to create a hierarchy of preferred installation locations to protect the aesthetics of the Project. The hierarchy of preferred installation locations may not interfere with reception.

#### **7.12 Timeshares**

Timeshares and time-sharing of Living Units within the Project is prohibited, and under no circumstances shall any condominium be owned or used for time sharing, including but not limited to a "Timeshare Interest" as that term is defined in Utah Code Ann. § 57-19-2(17), as amended.

#### **7.13 Leases**

Leases shall be subject to the following restrictions:

7.13.1 Living Units may be rented only to a single Family. Dormitory, hostel, hotel, or nightly rentals are strictly prohibited.



7.13.2 All leases and lessees shall be subject to the provisions of the Governing Documents. Any Owner who leases their Living Unit shall be responsible for assuring the occupants' compliance with the Governing Documents.

7.13.3 The leasing of Living Units shall comply with this Section. "Leasing" means granting the right to use or occupy a Living Unit to a non-owner while no Owner occupies the Living Unit as their primary residence. Living Units owned by business entities shall be considered leased regardless of who occupies the Living Unit.

7.13.4 Lease Limit. No more than 25% of Living Units, not including hardship exempt Living Units or bank owned Living Units, may be leased at any given time.

7.13.5 Initial Lease Term. The initial lease term shall be a 12 month minimum.

7.13.6 Hardship Exemption. Notwithstanding the above, in order to avoid undue hardships or practical difficulties the following classes of Owners shall be exempt from the restriction against leases:

7.13.6.1 An Owner in the military for the period of the Owner's deployment;

7.13.6.2 A Living Unit occupied by the Owner's parent, grandparent, child, grandchild, or sibling;

7.13.6.3 An Owner whose charitable service requires the Owner to relocate for no less than one year;

7.13.6.4 An Owner whose employer has relocated the Owner for no less than two years;

7.13.6.5 An Owner whose Living Unit is owned by a trust or other entity created for estate planning purposes if the trust or other estate planning entity was created for the estate of:

7.13.6.5.1 A current occupant of the Living Unit; or

7.13.6.5.2 The parent, child, or sibling of the current occupant of the Living Unit.

7.13.7 Application and Approval. Each Owner desiring to lease a Living Unit shall apply to the Board for approval. The application shall contain all supporting documentation necessary to prove the Owner qualifies for a hardship exemption. Additionally, Owners shall pay the Board an application fee in an amount to be determined by Board resolution. Upon receipt of an application, the Board shall:

7.13.7.1 Approve the application if it determines that the Owner has paid their application fee, qualifies for a hardship exemption, and the lease complies with the initial lease term; or

7.13.7.2 Deny the application if it determines that the Owner has failed to pay their application fee, does not qualify for a hardship exemption, or the lease does not comply with the initial lease term.

7.13.8 Review of Rental Applications. The Board shall review applications within 10

business days of receipt. The Board shall approve or deny an application and shall notify the Owner of the result, and, if permission is not given, the reason for the denial within 15 business days of receipt of the application. Failure of the Board to timely act shall constitute a denial.

**7.13.9 Application Form; Approval Process.** An application form, the application and approval process, and any other rules deemed necessary by the Board to implement this section shall be established by resolution of the Board.

**7.13.10 Lease Agreements – Required Terms.** All Owners shall use and provide the Board with a copy of a written lease agreement. All lease agreements shall contain terms subjecting the occupant to the terms, conditions, and restrictions of the Governing Documents, as amended from time to time. The Owner shall provide the tenant with a copy of the Governing Documents. In the event the Governing Documents are amended, revised, changed, or supplemented by the Association, the Owner shall provide the tenant with a copy of the amendments, revisions, changes, or supplements within 10 calendar days of adoption by the Association, its Board, or its membership.

**7.13.11 Violations of Rental Restrictions.** If an Owner fails to submit the required application, fails to use and submit a copy of a written lease agreement with the required terms, and leases their Living Unit, or leases their Living Unit without Board approval, the Board may assess fines against the Owner and the Living Unit in an amount to be determined by the Board. Regardless of whether any fines have been imposed, the Board may seek any available legal or equitable remedies, including but not limited to, an action to terminate the lease agreement and evict the occupant(s).

**7.13.12 Failure to Take Legal Action.** Failure by an Owner to take legal action against their occupant who is in violation of the Governing Documents within 10 days after delivery of written demand to so do from the Board, shall entitle the Association to take any and all action for and in behalf of said Owner including, the institution of legal proceedings on behalf of such Owner against his or her occupant for eviction, injunctive relief, or damages. Neither the Association nor its agents shall be liable to the Owner or occupant for any legal action commenced under this paragraph that is made in good faith. The Owner hereby appoints the Board as his or her attorney in fact to take any action authorized by this provision as if the Owner was performing it.

**7.13.13 Recovery of Costs and Attorney Fees; Owner Liable.** The Association shall be entitled to recover from the offending Owner its costs and attorney's fees incurred for enforcement of this Section, regardless of whether any lawsuit or other action is commenced. The Association may assess such costs and attorney's fees against the Owner and the Living Unit as an assessment pursuant to this Declaration. Additionally, the Owner shall be liable for all fines, assessments, or other penalties levied due to violations of their tenant. The Owner shall be personally liable for any violations caused by their tenant. Any assessments, fines or penalties levied under this Section shall be collectible as an assessment.

**7.13.14 Bank Owned Living Units:** A lender in possession of a Living Unit as a result of a default in a first mortgage, a foreclosure proceeding, or a deed in lieu of foreclosure is exempt from the provisions of this Section, except, that any lease shall be in writing and shall have a minimum initial term of 6 months.

#### **7.14 Temporary Structures, etc.**

No structure of a temporary character, or trailer, camper, tent, shack, garage, or other

outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently, unless first approved in writing by the Board.

#### **7.15 Repair of Buildings**

No improvement upon any Lot shall be permitted to fall into disrepair, and each such improvement shall be at all times be kept in good condition and repair and adequately painted or otherwise finished.

#### **7.16 Subdivision of Lots**

No Lot shall be further subdivided or separated into smaller Lots or parcels by any Owner, and no portion less than all of any such Lot, shall be conveyed or transferred by any Owner without the prior written approval of the Board. No Lot may be converted into a condominium or cooperative or other similar type of entity without the prior written approval of the Board. No further covenants, conditions restrictions or easements shall be recorded against any Lot without the written consent of the Board being evidenced on the recorded instrument containing such restrictions and without such approval such restrictions shall be null and void. No applications for rezoning, variances, or use permits shall be filed without the written approval of the Board and then only if such proposed use in compliance with this Declaration.

#### **7.17 Clothes Drying Facilities**

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any Property.

#### **7.18 Front Porches**

Front porches are required to be maintained in a clean and tidy fashion. Any outdoor furniture kept on the front porch shall be well maintained and in good condition. The Association may require worn furniture or furniture that detracts from the aesthetic of the Project to be removed from the front porch.

Front porches shall not be used for storage. Examples of items prohibited from being kept on front porches include, without limitation, bicycles, toys, barbecues, trash receptacles, ash trays, and anything else which appears unkempt, dirty, or detracts from the appearance of the Project.

#### **7.19 Off Road Vehicles**

No off road motor vehicles, including but not limited snow mobiles, three wheelers or four wheelers may be driven on the roads, streets, footpaths, walkways, Limited Common Areas or Common Areas within the Project.

#### **7.20 Firearms and Projectile Weapons**

The use of firearms, airsoft guns, BB guns, pellet guns, archery equipment, or any other projectile weapon, however powered, is prohibited.

## **8 MEMBERSHIP AND ASSOCIATION**

### **8.1 Membership**

Every Owner is a Member of the Association. Membership in the Association is mandatory, is appurtenant to the Lot, and shall not be separated from the Lot.

## **8.2 Voting Rights**

Voting is governed by the Bylaws.

## **8.3 Status and Authority of Board**

The Board is the governing body of the Association. It is obligated to manage, operate, and maintain the Project and to enforce the Governing Documents. The Board has exclusive authority to act in the Association's name. Any action taken by the Board on behalf of the Association will be deemed to be done in the Association's name. The rights and powers of the Board are governed by the Bylaws.

## **8.4 Composition and Selection of Board**

The Bylaws govern how the Board is established and selected.

## **8.5 Adoption of Bylaws**

The Association has adopted Bylaws which are being recorded simultaneously with this Declaration.

# **9 MASTER ASSOCIATION**

## **9.1 Relationship Between Association and Master Association**

The Master Association shall have all rights, authority, and obligations with respect to the Association as provided in the Master Governing Documents. Some of these rights include, without limitation:

9.1.1 Approval of all rules and regulations of the Association;

9.1.2 Collection of the any assessments that have been certified by the Association to the Master Association;

9.1.3 Approval of the Associations budget, reserve funding, and insurance funding;

9.1.4 The Association shall have the primary responsibility of ensuring that its Governing documents are being adhered to and enforced. If, in the reasonable judgment of the Master Association, such duties are not being performed by the Association, then the Master Association may enforce the provisions of the Governing Documents, using the same rights for enforcement as allowed by the Governing Documents to the Association. If attorney fees or other costs are incurred to enforce the same, these expenditures shall be the obligation of the Association. The payment of fees and costs by the Association to the Master Association does not prejudice the Association from recovering such from the offending Owner, if any.

# **10 DECLARANT RIGHTS**

## **10.1 Administrative Control of Association**

Declarant shall assume full administrative control of the Association through an appointed interim Board, which shall serve until the Turnover Meeting.

The Turnover Meeting shall be held at the Declarant's option and sole discretion but shall not be held later than three (3) years from the date the last Lot to be developed upon the Property is sold.

Declarant may elect to relinquish control of the Association at an earlier time by written notice to Owners and the Turnover Meeting shall be held within ninety (90) days of such notice.

## **10.2 Other Rights**

In addition to any other rights under the Governing Documents, as long as Declarant owns at least one Lot within the Property Declarant:

10.2.1 Sales Office and Model. Shall have the right to maintain a sales office and model on one or more of the Lots which Declarant owns. Declarant and prospective purchasers and their agents shall have the right to use and occupy the sales office and models during reasonable hours any day of the week.

10.2.2 "For Sale Signs." May maintain a reasonable number of "For Sale" signs, the size of which may be determined by Declarant, at reasonable locations on the Property, including without limitation, the Common Property.

10.2.3 Declarant Exemption. Unless specifically and expressly bound by a provision of the Governing Documents, Declarant shall be exempt from the provisions of the Governing Documents.

## **10.3 Easements Reserved to Declarant**

10.3.1 The reservation to Declarant, its successors and assigns, of non-exclusive easements and rights of way over those strips or parcels of land designated or to be designated on the Map as "public utility easement," or otherwise designated as an easement area over any road or Common Area on the Project, and over those strips of land running along the front, rear, side and other Lot lines of each Lot shown on the Map.

10.3.2 An easement for the installation, construction, maintenance, reconstruction and repair of public and private utilities to serve the Property and the Lots therein, including but not limited to the mains, conduits, lines, meters and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television, and other public or private services or utilities deemed by Declarant necessary or advisable to provide service to any Lot, or in the area or on the area in which the same is located, together with the right and

10.3.3 Easement granting the privilege of entering upon the Common Areas for such purposes and making openings and excavations thereon, which openings and excavations shall be restored in a reasonable period of time, and for such alterations of the contour of the land as may be necessary or desirable to affect such purposes.

10.3.4 The reservation to Declarant and its successors and assigns, of a non-exclusive easement and right-of-way in, through, over and across the Common Area for the purpose of the storage of building supplies and materials, and for all other purposes reasonably related to the completion of construction and development of the project and the provision of utility services, and related services and facilities.

10.3.5 The Declarant further reserves unto itself, and its successors and assigns, the right to grant easements, rights-of-way and licenses to any person, individual, corporate body or municipality, to install and maintain pipelines, underground or above-ground lines, with the appurtenances necessary thereto for public utilities, or quasi-public utilities or to grant such

other licenses or permits as the Declarant may deem necessary for the improvement of the Community in, over, through, upon and across any and all of the roads, streets, avenues, alleys, and open space and in, over, through, upon and across each and every Lot in any easement area set forth in this Declaration or as shown on the Map.

10.3.6 The Declarant further reserves unto itself and its successors and assigns, the right to dedicate all of said roads, streets, alleys, rights of way or easements, including easements in the areas designated as "open space" and storm water management reservation, to public use all as shown on the Map. No road, street, avenue, alley, right of way or easement shall be laid out or constructed through or across any Lot or Lots in the Project except as set forth in this Declaration, or as laid down and shown on the Map, without the prior written approval of the Board.

10.3.7 Declarant further reserves unto itself and its successors and assigns, the right at or after the time of grading of any street or any part thereof for any purpose, to enter upon any abutting Lot and grade a portion of such Lot adjacent to such street, provided such grading does not materially interfere with the use or occupancy of any Structure built on such Lot, but Declarant shall not be under any obligation or duty to do such grading or to maintain any slope.

10.3.8 Declarant further reserves unto itself, for itself and any Builder and their successors and assigns, the right, notwithstanding any other provision of the Declaration, to use any and all portions of the Property other than those Lots conveyed to Owners, including any Common Area which may have previously been conveyed to the Association, for all purposes necessary or appropriate to the full and final completion of construction of the Community.

The Declarant will take reasonable steps, and will ensure that any Builder takes reasonable steps, to avoid unduly interfering with the beneficial use of the Lots by Owners.

## **11 COMPLIANCE AND ENFORCEMENT**

### **11.1 Compliance**

Each Owner or Resident of a Lot shall comply with the provisions of the Governing Documents and the rules and regulations adopted pursuant thereto and any applicable statute. Failure to comply therewith shall be grounds for an action or suit maintainable by the Association or an aggrieved Owner.

### **11.2 Remedies**

Violation of any provisions of the Governing Documents, or of any decision of the Association made pursuant to such documents, shall give the Board acting on behalf of the Association, the right, in addition to any other rights set forth in the Governing Documents, or under law, to do, any or all of the following after giving notice and an opportunity to be heard:

11.2.1 To enter the Lot which or as to which such violation exists and to summarily abate and remove, at the expense of the defaulting Owner, any structure, thing, or condition that may exist contrary to the intent and meaning of such provisions, and the Board shall not thereby be deemed guilty of any manner of trespass, provided that judicial proceedings shall be instituted before any items of construction may be altered or demolished. Costs and attorney's fees shall be an Individual Assessment;

11.2.2 To enjoin, abate, or remedy such thing or condition by appropriate legal proceeding;

11.2.3 To levy reasonable fines pursuant to a schedule of fines adopted by resolution of the Board;

11.2.4 To terminate the right to receive utility services paid for out of assessments, if any, or, except for the right to an assigned parking space, to terminate the right of access to and use of recreational and service facilities of the Association, until the correction of the violation has occurred; or

11.2.5 The right of the Association to suspend the voting rights and the rights to use of the Common Area after notice and a hearing for any period not to exceed sixty (60) days for any infraction of any of the Governing Documents; or

11.2.6 Bring suit or action against the Owner on behalf of the Association and other Owners to enforce this Declaration, the Bylaws and any rules or regulations adopted pursuant thereto. Costs and attorney's fees shall be an Individual Assessment.

### **11.3 Action by Owners**

Subject to any limitation imposed under the Governing Documents or Utah law, an aggrieved Owner may bring an action against such other Owner or the Association to recover damages or to enjoin, abate, or remedy such thing or condition by appropriate legal proceedings.

### **11.4 Injunctive Relief**

Nothing in this Section shall prevent an Owner, the Association, or other interested party from resort to a court of competent jurisdiction in those instances where injunctive relief may be appropriate.

### **11.5 Hearing**

The Board shall, by resolution, promulgate procedures for hearings. When a hearing is requested or required, the hearing shall be conducted in accordance with the Board's resolution on hearings.

## **12 INSURANCE**

### **12.1 Types of Insurance Maintained by the Association**

12.1.1 Property and liability insurance for the Townhomes and Common Areas as required by Community Association Act Sections 401 through 407, as amended or replaced from time to time;

12.1.2 Directors and officers for at least \$1,000,000.00; and

12.1.3 Fidelity bond or dishonest acts insurance for at least the value of the reserves and operating capital of the Association.

The Board may adopt insurance rules and policies to maintain the insurability of the Project, keep the premiums reasonable, and enforce responsibilities of the Owners.

**12.2 Insurance Company**

The Association shall use an insurance company knowledgeable with community association insurance, which is licensed in Utah.

**12.3 Premium as Common Expense**

The premiums for the Association's insurance policies shall be a Common Expense.

**12.4 Insurance by Owner**

Owners shall obtain insurance for personal property, contents, and personal liability. Owners shall also obtain loss assessment and dwelling coverage in the amount of the Association's deductible.

**12.5 Payment of Deductible**

The deductible on a claim made against an Association policy shall be allocated amongst the parties to the loss as described in Community Association Act Section 405(7)-(8), as amended or replaced from time to time.

**12.6 Right to Adjust Claims**

The Association has the right and authority to adjust claims.

**12.7 Damage to the Project/Insurance Proceeds**

If the Project is damaged or destroyed, the Association shall follow Community Association Act Section 407, as amended or replaced from time to time, to determine whether to rebuild and how to use insurance proceeds.

**13 AMENDMENT AND DURATION****13.1 Amendments**

13.1.1 Approval Required. Except as otherwise provided in this Declaration, this Declaration may be amended by approval of Owners holding sixty-seven percent (67%) of the voting rights of the Association.

13.1.2 Execution and Recordation. An amendment shall not be effective until the amendment is certified by the president and secretary of the Association as being adopted in accordance with this Declaration is acknowledged and is recorded in the Utah County Recorder's Office, Utah.

13.1.3 Declarant's Right to Amend. Notwithstanding anything in this Declaration, so long as the Class B membership exists, the written consent of the Declarant is required to amend this Declaration or the Map. As long as Declarant owns any Lot, the Declarant shall have the unilateral right to amend the Declaration.

**14 MISCELLANEOUS PROVISIONS****14.1 Professional Management**

The Association may be managed by a professional management company. The Board may select the professional management company using criteria set by the Board and complying with Utah law.



#### **14.2 Invalidity; Number; Captions**

The invalidity of any part of this Declaration shall not impair or affect in any manner the validity, enforceability, or effect of the balance of this Declaration. As used herein, the singular shall include the plural and the plural the singular. The masculine and neuter shall each include the masculine, feminine, and neuter, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of this Declaration.

#### **14.3 Joint Owners**

In any case in which two or more persons share the ownership of any Lot, regardless of the form of ownership, the responsibility of such persons to comply with this Declaration shall be a joint and several responsibility and the act or consent of any one or more of such persons shall constitute the act or consent of the entire ownership interest; provided, however, that in the event such persons disagree among themselves as to the manner in which any vote or right of consent held by them shall be exercised with respect to a pending matter, any such person may deliver written notice of such disagreement to the Board, and the vote or right of consent involved shall then be disregarded completely in determining the proportion of votes or consents given with respect to such matter in accordance with the Bylaws.

#### **14.4 Lessees and Other Invitees**

Lessees, invitees, contractors, family members and other persons entering the Property under rights derived from an Owner shall comply with all of the provisions of this Declaration, the Bylaws and rules and regulations adopted by the Association restricting or regulating the Owner's use, improvement or enjoyment of such Owner's Lot and other areas within the Property. The Owner shall be responsible for obtaining such compliance and shall be liable for any failure of compliance by such persons in the same manner and to the same extent as if the failure had been committed by the Owner.

#### **14.5 Covenants Run with the Land**

The Declaration contains covenants which run with the land and create equitable servitudes. The Declaration shall be binding upon and inure to the benefit of the Association, all parties who hereafter acquire any interest in or occupy a Lot or any part of the Project, their heirs, successors, assigns, grantees, devisees, personal representatives, guests, and invitees. Each Owner or Resident shall comply with the Governing Documents. All interests in the Lots shall be subject to the Governing Documents. Failure to comply shall be grounds for an action for damages or injunctive relief by the Association or an Owner. By acquiring any interest in a Lot, each Owner or Resident agrees to be bound by the Governing Documents.

#### **14.6 Waiver, Precedent and Estoppel**

No restriction, condition, obligation or provision contained in this Declaration or rules and regulations adopted pursuant hereto shall be deemed to have been abrogated or waived by the Association or any Owner by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur and any failure to enforce the same shall not be deemed to constitute precedent or estoppel impairing the right of the Association or Owner as to any similar matter.

#### **14.7 Notice of Sale, Mortgage, Rental, or Lease**

Immediately upon the sale, mortgage, rental, or lease of any Lot, the Owner shall promptly inform the secretary or manager of the name and address of said grantee, vendee, mortgagee, lessee, or tenants.

**14.8 Taxes on Lots**

Each Owner will pay all taxes which may be assessed against him or his Lot.

**14.9 Service of Process**

The registered agent of the Association will be the Person named in the corporate records on file with the Utah State Department of Commerce. If the corporate status of the Association expires, the president shall be the successor agent. The name and address of the president shall be kept with the Association's records at its principal place of business.

**14.10 Conflicts**

If the Declaration conflicts with the Community Association Act, the Community Association Act shall control. If the Declaration conflicts with the Map, the Map shall control. If the Declaration conflicts with the Master Governing Documents, the more restrictive document shall control. If the Declaration conflicts with the Bylaws, Articles, or rules, the Declaration shall control.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by its duly authorized agent.

DATED: 5-2-13.

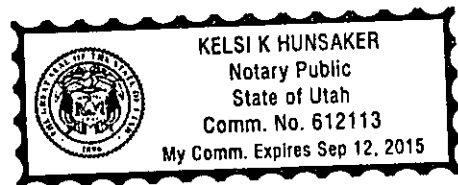
**DECLARANT:**  
**Town Homes at Talon's Cove, LLC**

By: \_\_\_\_\_  
Its: MANAGER

STATE OF UTAH                    )  
  :ss.  
County of UTAH                )

On this 2 day of May, 2013, personally appeared before me David Brown who being by me duly sworn, did say that they are the authorized agent of the Declarant authorized to execute this Declaration and did certify that this Declaration was approved by Declarant's members.

Kelsi K Hunsaker  
NOTARY PUBLIC



## Exhibit A

### Legal Description

A parcel of land, situate in the Southwest Quarter of Section 1, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the east line of Highway 68, which is located South 89°44'12" East 1806.40 feet along the Section line and North 215.14 feet from the Southwest corner of said Section 1, Township 6 South, Range 1 West, and running:

thence Northwesterly 211.24 feet along the arc of an 1183.24 foot radius curve to the right (center bears North 48°08'09" East and the long chord bears North 36°44'59" West 210.96 feet, through a central angle of 10°13'44"), along the east line of said Highway 68;  
 thence North 31°38'07" West 284.91 feet along said east line to the south line of Fairway Drive;  
 thence North 57°49'00" East 198.93 feet along said south line;  
 thence Southeasterly 246.12 feet along the arc of a 163.50 foot radius tangent curve to the right (center bears South 32°11'00" East and the long chord bears South 79°03'35" East 223.53 feet, through a central angle of 86°14'50"), along said south line;  
 thence Southeasterly 352.55 feet along the arc of a 428.00 foot radius tangent reverse curve to the left (center bears North 54°03'50" East and the long chord bears South 59°32'02" East 342.67 feet, through a central angle of 47°11'44"), along said south line;  
 thence South 2°22'36" West 61.12 feet;  
 thence South 18°59'07" West 25.74 feet;  
 thence South 43°35'31" West 43.06 feet;  
 thence South 61°40'58" West 127.28 feet;  
 thence South 64°34'30" West 191.35 feet;  
 thence South 62°44'37" West 92.31 feet to the point of beginning.

Parcel contains: 204,964 square feet or 4.71 acres.

## **Exhibit B**

### **Bylaws of Talons Cove Townhomes HOA**

## **1 BYLAW APPLICABILITY/DEFINITIONS**

### **1.1 Definitions**

The capitalized terms used in the Bylaws shall have the same meaning given to them in the Declaration, unless otherwise specifically stated.

### **1.2 Bylaw Applicability**

The provisions of these Bylaws are binding upon the Association and the Owners. All present and future Owners shall be subject to these Bylaws, as amended from time to time. Acquisition of any Lot constitutes an acknowledgment that the Owner has agreed to and ratified these Bylaws and will comply with them.

## **2 ASSOCIATION**

### **2.1 Composition**

All of the Owners acting as a group in accordance with the Governing Documents shall constitute the Association. Except for matters specifically reserved for a vote of the Owners, the Board, on behalf of the Owners, shall administer the Association's affairs.

### **2.2 Annual Meeting**

Annual meetings shall be held once a year. The Board shall determine the date, time, and place of the annual meeting. The Association shall send notice of annual meetings at least 10 days but not more than 60 days in advance of the meeting. At the annual meeting the Association shall conduct the following business in any order the Board sees fit:

- 2.2.1 Roll call and verification of quorum;
- 2.2.2 Approval of minutes from preceding annual meeting;
- 2.2.3 Reports of officers;
- 2.2.4 Special committee reports;
- 2.2.5 Election of Directors;
- 2.2.6 Review of reserve analysis, vote on funding reserves;
- 2.2.7 Unfinished business from preceding annual meeting; and
- 2.2.8 New business.

### **2.3 Special Meeting**

Special meetings may be held at any time for any purpose. A special meeting may be called by a majority of the Directors or upon petition of at least 20% of the Owners in good standing. The Association shall schedule and send notice of a special meeting within 30 days of request. The notice of a special meeting shall state the date, time, place, and purpose of the meeting. The

Association shall send notice of a special meeting at least 10 days in advance of the meeting. No business may be transacted at a special meeting except as stated in the notice.

#### **2.4 Place of Meeting**

Meetings shall be held at a place designated by the Board and stated in the notice of meeting. Meetings shall be held in Utah County.

#### **2.5 Conduct of Meeting**

The President shall preside over all meeting of the Association. The Secretary shall keep the minutes of the meeting and take record of all resolutions adopted at the meeting.

#### **2.6 Quorum**

A quorum shall be the Owners present in person or by proxy at a meeting.

#### **2.7 Voting**

The Association shall initially have the following two classes of votes:

2.7.1 **Class A.** Class A Members shall be all Owners other than the Declarant until the Class B membership ceases. Class A Members shall be entitled to one vote for each Lot in which the interest required for membership in the Association is held. In no event, however, shall more than one Class A vote exist with respect to any Lot.

2.7.2 **Class B.** The Class B Member shall be the Declarant. The Class B Member shall be entitled to 2 votes for every Lot owned by Declarant plus 2 votes for every class A vote. The Class B Membership shall automatically cease and be converted to a Class A membership upon the sale of the last lot.

If a Lot is owned by more than one Person and multiple Owners are present at a meeting, the vote appertaining to that Lot shall be cast by agreement of a majority of the Owners. If a Lot is owned by more than one Person and a single Owner is present at a meeting, the vote appertaining to that Lot shall be cast by the Owner present. The Association may conclusively presume the consent of all a Lot's Owners when a vote is cast by a Lot with multiple Owners.

Except where a greater number is required by the Governing Documents or the Nonprofit Act and elections of Directors, any decision requiring Owner consent shall be passed by majority vote of a quorum.

#### **2.8 Good Standing**

An Owner shall be in good standing if he has paid assessments levied against his Lot, including late fees, interest, fines, collection costs, and attorney fees. An Owner must have paid in full at least three days prior to the meeting or action.

#### **2.9 Proxies**

An Owner in good standing may vote or otherwise act by proxy. An Owner may appoint a proxy by signing a proxy appointment form. The proxy appointment form may be submitted to the Association in person, by mail, or electronically. The proxy appointment form must name a proxy, be dated, and signed by the Owner. Any proxy appointment form that does not contain a proxies name, date, or signature shall be void. A proxy appointment form is valid until revoked by the Owner's attendance at a meeting, a signed and dated revocation delivered to the Association, a subsequent proxy appointment, notice of death or incapacity of the Owner, or the

passage of 11 months.

### **2.10 Mail-in Ballots**

Any action requiring a vote of the Owners, except election of Directors, may be taken by mail-in ballots. Action by mail-in ballot shall comply with the procedures set forth in Nonprofit Act Section 16-6a-709, as amended from time to time. A combination of mail-in ballots, ballots collected electronically, and ballots cast in person may be used.

### **2.11 Written Consent in Lieu of Vote**

Any action requiring a vote of the Owners, except election of Directors, may be taken by written consent. Action by written consent shall comply with the procedures set forth in Nonprofit Act Section 16-6a-707, as amended from time to time. Written consents may be collected electronically.

### **2.12 Record Date**

The record date for determining which people are entitled to vote shall be the date notice of the meeting or action is sent. The Board may change the record date prior to sending notice of the action. The Owners shown on the records of the Association on the record date shall be the people entitled to vote on an action.

## **3 BOARD OF DIRECTORS**

### **3.1 Number and Qualification of Directors**

There shall be three Directors. Except for Directors appointed by Declarant, Directors must be Members in good standing.

### **3.2 Selection and Term of Directors**

After the Turnover Meeting, Directors shall serve for a term of two years and shall serve until their successors have been elected. There is no limit on the number of terms an Owner may serve as a Director. Directors terms shall be staggered as follows: (i) two Directors shall be elected in years ending with an even number; and (ii) one Director shall be elected in years ending with an odd number. At the initial election of the Directors, the newly elected Directors shall determine their terms.

### **3.3 Vacancies**

After the Turnover Meeting, director vacancies, for any reason other than removal by vote of the Association, shall be filled by vote of a majority of the remaining Directors. The Board shall conduct a special meeting for the purpose of filling the vacancy. The meeting shall be valid even if a quorum is not present. Each replacement Director shall serve until the next annual Owners' meeting, then the vacancy shall be filled by vote of the Owners. The replacement Director elected by the Owners shall serve the remaining term of the replaced Director.

### **3.4 Removal of Directors**

After the Turnover Meeting, a Director may be removed with or without cause by vote of a majority of a quorum of Owners. If the Owners propose to remove a Director, the Association shall give the Director and Owners at least 15 day written notice of the meeting and the purpose of the meeting. The Director shall be given an opportunity to be heard at the meeting prior to the vote to remove him. At any meeting where a Director is removed by the Owners, the Owners must vote to replace the Director. The replacement will serve the remaining term of the removed Director.

After the Turnover Meeting, any Director who allows his assessments to become more than 90 days past due may be removed and replaced by vote of a majority of the Board. The Board shall give the Director 10 day written notice to cure the default prior to voting to remove the Director.

### **3.5 Organization Meeting**

The Directors shall hold a meeting following the annual owners meeting for the purpose of electing officers. Notice of the organization meeting shall be given verbally at the annual meeting. The organization meeting shall be conducted at the next regular meeting of the Board or may be conducted at a special meeting.

### **3.6 Regular Meetings**

The Board shall hold regular meetings. The Board shall determine frequency, times, and locations of regular meetings. However, the Board shall conduct at least two regular meetings per year. Notice of regular meetings shall be given to each Director at least three days prior to the meeting.

### **3.7 Special Meetings**

A Director may call a special meeting of the Board. Notice shall be given at least three days prior to the meeting. Notice shall state the time, place, and purpose of the meeting.

### **3.8 Conduct of Meetings**

The President shall preside over all meetings of the Board. The Secretary shall take minutes of the Board meetings and shall make record of all resolutions.

### **3.9 Quorum**

A majority of the Board shall constitute a quorum. A quorum shall be required to conduct business at a meeting. If less than a quorum is present at a meeting, the majority of those present may adjourn the meeting until such time as a quorum is present. Once established, a quorum will be present even if Directors leave. Directors may attend a meeting telephonically.

### **3.10 Notice and Waiver of Meeting Notice**

Notice to Directors may be personally delivered, mailed, or delivered by any available electronic mean, including, without limitation: text, email, fax, or posting on the website. Directors may waive notice of meetings in writing. A waiver shall be deemed equivalent to notice. Attendance of a Director at a meeting will be considered a waiver of notice, unless the Director attends to dispute notice. If all Directors are present at a meeting, notice of the meeting is waived and any business may be conducted.

### **3.11 Action without Meeting**

Any action by the Board may be taken without a meeting if all the Directors submit a written vote either for, against, or abstaining from the action. Written votes may be given in person, by mail, or electronically. The Association shall file the written votes with its record of minutes.

### **3.12 Powers and Duties**

The Board shall manage the affairs and business of the Association. The Board is vested with all power and authority necessary to administer the affairs of the Association in accordance with the Governing Documents. The Board may do any act required or allowed by the Governing Documents, the Community Association Act, the Nonprofit Act, or any other rule of law.

Subject to the limitations contained in the Declaration, Bylaws, or Community Association Act, the Board shall have the following authority:

- 3.12.1 Prepare an annual budget and establish what constitutes a Common Expense;
- 3.12.2 Adopt and amend rules, regulations, policies, and procedures governing the Common Areas, administration of the Association, and to enforce and interpret the Governing Documents;
- 3.12.3 Delegate authority to a managing agent to act on behalf of the Association;
- 3.12.4 Provide for the maintenance, repair, and replacement of the Common Areas and exterior of Living Units;
- 3.12.5 Hire, contract for, and terminate personnel or contractors necessary for the maintenance repair and replacement of the Common Areas, exterior of Living Units, and administration of Association business. Provide for the compensation of personnel. Purchase supplies, equipment, and materials for use in the Association;
- 3.12.6 Open and maintain bank accounts on behalf of the Association. Designate authorized signers for the bank accounts;
- 3.12.7 File lawsuits or initiate other legal proceedings on behalf of the Association;
- 3.12.8 Defend lawsuits, administrative actions, and other legal proceedings against the Association;
- 3.12.9 Pay costs of any services rendered to the Project or multiple Owners, but not billed to the Owners individually;
- 3.12.10 Keep books with detailed accounts of the receipts and expenditures of the Association. Make the books available to the Owners as required by the Community Association Act and Nonprofit Act. The books shall be kept in accordance with generally accepted accounting practices. Upon resolution by the Board, retain an independent auditor to audit the books;
- 3.12.11 Grant easements, licenses, or permission over, under, and through the Common Areas;
- 3.12.12 Upon approval by 67% of the ownership interest in the Common Areas, to convey Common Areas;
- 3.12.13 Create committees;
- 3.12.14 Any other act allowed or required by the Governing Documents, the Community Association Act, or the Nonprofit Act;
- 3.12.15 Any act allowed or required to be done in the name of the Association.

### **3.13 Manager**

The Board shall employ a manager to perform such duties and services as the Board shall authorize. The Board may delegate to the manager all powers granted to the Board and officers



by the Governing Documents. However, the manager must obtain the Board's written consent to exercise the powers listed in Bylaw Sections 3.12.2, 3.12.6, 3.12.7, 3.12.8, 3.12.11, 3.12.12.

### **3.14 Compensation**

Directors shall not be compensated for their work. However, Directors may seek reimbursement for actual costs and mileage incurred during their service.

### **3.15 Limitation of Liability**

The Directors shall not be liable to the Owners for any mistake of judgment, negligence, or other errors, unless it was by willful misconduct or criminal conduct. The Association shall indemnify and hold the Directors harmless against liability to third parties for actions taken on behalf of the Association, while acting in their capacity as Director, unless the action constitutes willful misconduct or criminal conduct.

## **4 OFFICERS**

### **4.1 Election and Term of Officers**

The Board shall elect the officers of the Association. Officers shall be elected from the Directors. Officers shall serve one-year terms and shall serve until their successor is elected.

### **4.2 Removal of Officers**

The Board may remove any officer with or without cause by affirmative vote of a majority of a quorum of the Board. If an officer is removed, the Board shall replace them.

### **4.3 Offices**

The Association officers shall be president, vice president, secretary, and treasurer. The Board may appoint assistant officers, who need not be Directors, as it may deem necessary. Except for the president, the same person may hold two offices.

#### **4.3.1 President**

The president shall be the chief executive officer. He shall preside at meetings of the Association and the Board. He shall be an unofficial member of all committees. He shall have general and active management of Association business. He shall see that all resolutions and policies of the Association are executed.

#### **4.3.2 Vice President**

The vice president shall perform the duties and exercise the powers of the president in the absence or disability of the president. If the president and vice president are unable to act, the Board shall appoint a Director to fulfill the duties on an interim basis.

#### **4.3.3 Secretary**

The secretary shall attend all meetings and take minutes thereof. He shall also make record of all resolutions, rule, policies, and procedures. He shall give or cause to be given notice of all meetings. He shall compile or cause to be compiled a complete list of the owners and their contact information.

#### **4.3.4 Treasurer**

The treasurer shall oversee the finances of the Association. He shall be responsible to ensure that the Association has full and accurate records of income and expenses. He shall give

financial reports at regular Board meetings and the annual Owners' meeting.

#### **4.4 Delegation of Duties**

The Association officers may delegate any of their duties to a manager or to committee. However, the officers shall be responsible to oversee and ensure that the duties so delegated are being properly discharged.

#### **4.5 Compensation**

Officers shall not be compensated for their work. However, officers may seek reimbursement for actual costs and mileage incurred during their service.

## **5 NOTICE**

### **5.1 Manner of Notice**

All notices and other communications required under the Governing Documents shall be in writing.

5.1.1 Notices to Owners may be delivered using the following methods:

5.1.1.1 By professional courier service or First-class U.S. mail, postage prepaid, to the address of the Lot or to any other address designated by the Owner in writing to the Association;

5.1.1.2 By hand to the address of the Lot or to any other address designated by the Owner in writing to the Association;

5.1.1.3 By posting on the Association website; or

5.1.1.4 By facsimile, electronic mail, or any other electronic means to an Owner's number or address as designated by the Owner in writing to the Association.

5.1.2 Notice to the Association may be delivered using the following methods:

5.1.2.1 By professional courier service or First-class U.S. mail, postage prepaid, to the principal office of the Association as designated in writing to the Owners; or

5.1.2.2 By facsimile, electronic mail, or any other electronic means to the Association's official electronic contact as designated in writing to the Owners.

5.1.2.3 Notices sent via courier or mail shall be deemed received 3 days after being sent. Notices hand delivered or sent via electronic means shall be deemed received upon delivery or being sent.

### **5.2 Waiver of Notice**

Whenever any notice is required under the Governing Documents, the Community Association Act, or the Nonprofit Act, an owner may waive notice in writing. The waiver may be signed before or after the time for notice. A waiver of notice shall be equivalent to notice.

## **6 FINANCES**

### **6.1 Fiscal Year**

The fiscal year of the Association shall be the calendar year.

### **6.2 Checks, Agreements, Contracts**

All checks, contracts, deeds, leases, and other instruments used for expenditures or obligations may be executed by any person authorized by the Board.

**6.3 Availability of Records**

Association financial records shall be available as provided by the Community Association Act and Nonprofit Act.

**7 AMENDMENT TO BYLAWS**

**7.1 Amendments**

These Bylaws may be amended by the Board, unless it would result in changing the rights, privileges, preferences, restrictions, or conditions of a membership class as to voting, dissolution, redemption, or transfer by changing the rights, privileges, preferences, restrictions, or conditions of another class. These Bylaws may also be amended by a majority vote of a quorum of the Owners.

**7.2 Recording**

Any amendment to these Bylaws shall become effective on the date it is recorded in the Utah County Recorder's Office.

**8 MISCELLANEOUS**

**8.1 Office**

The principal office of the Association shall be located at any place within the State of Utah which may be designated from time to time by the Board.

**8.2 Conflicts**

The Bylaws are subordinate to any conflicting provisions in the Community Association Act, the Nonprofit Act, the Articles, the Map, or the Declaration. The Bylaws are superior to the rules, regulations, and policies of the Association.

**8.3 Severability**

If any provision of these Bylaws is held by a court of law to be invalid, the validity of the remainder of these Bylaws shall not be affected.

**8.4 Waiver**

No provision of these Bylaws shall be deemed to be waived because of a failure to enforce the provision.

**8.5 Captions**

The captions contained in these Bylaws are for convenience only. The captions shall not be used to interpret, limit, or enlarge the provisions of these Bylaws.

**8.6 Gender, etc.**

Whenever the context so requires, the singular shall include the plural and vice versa. The use of any gender shall include all genders.

IN WITNESS WHEREOF, the Declarant has caused these Bylaws to be executed by its duly authorized officers.

DATED: 5-2-13

**DECLARANT:**  
**Town Homes at Talon's Cove, LLC**

By: [Signature]  
Its: MANAGER

STATE OF UTAH                    )  
  :SS.  
County of UTAH                )

On this 2 day of May, 2013, personally appeared before me David Brown who being by me duly sworn, did say that they are the authorized agent of the Declarant authorized to execute these Bylaws and did certify that these Bylaws were approved by Declarant's members.

[Signature]  
NOTARY PUBLIC

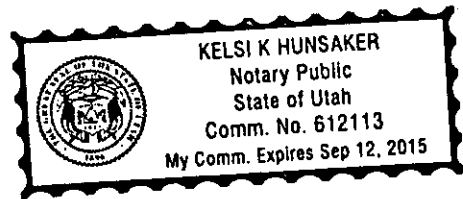


EXHIBIT B  
REQUIRED IMPROVEMENTS AND CALCULATIONS


**SARATOGA SPRINGS**
**Saratoga Springs Bond Calculation**
**Project: Talons Cove Townhomes**
**By: Jeremy Lapin**
**Date: 4-10-2013**
**Erosion Control**

<b>Erosion Control Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
Erosion Control*	Acre	4.75	\$2,500.00	\$11,875.00
<b>Subtotal</b>				<b>\$11,875.00</b>

\* Erosion control bond funds shall be eligible for release only after the City inspector has determined that the site is stabilized and all construction activity has been completed.

**Sanitary Sewer**

<b>Sanitary Sewer Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
8" PVC Sewer	LF	1,077	\$32.50	\$35,002.50
5' Manhole	EA	2	\$4,250.00	\$8,500.00
4' Manhole	EA	6	\$3,500.00	\$21,000.00
Laterals	EA	44	\$750.00	\$33,000.00
Adjust & Collar SSMH	EA	8	\$350.00	\$2,800.00
Connection to Existing MH	EA	1	\$250.00	\$250.00
<b>Subtotal</b>				<b>\$100,552.50</b>

**Culinary Water**

<b>Culinary Water Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
8" PVC Waterline	LF	1,730	\$35.00	\$60,550.00
8" Gate Valve	EA	7	\$1,600.00	\$11,200.00
8" Bend	EA	13	\$625.00	\$8,125.00
8" Tee	EA	7	\$950.00	\$6,650.00
Service Connections 3/4-1" with Meter	EA	43	\$1,000.00	\$43,000.00
Service Connections 2" with Meter	EA	1	\$2,500.00	\$2,500.00
Connection to Existing Main (Hot Tap)	EA	2	\$4,500.00	\$9,000.00
Fire Hydrants with Valve	EA	5	\$3,750.00	\$18,750.00
Trace Wire	LF	1,730	\$0.30	\$519.00
<b>Subtotal</b>				<b>\$160,294.00</b>

**Irrigation Water**

<b>Irrigation Water Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
2" Gate Valve	EA	1	\$350.00	\$350.00
Irrigation Laterals 2" with Meter	EA	1	\$2,000.00	\$2,000.00
Connection to Existing Main (Hot Tap)	EA	1	\$4,500.00	\$4,500.00
<b>Subtotal</b>				<b>\$6,850.00</b>

**Storm Drain & Land Drain**

<b>Storm Drain Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
6" PVC	LF	460	\$15.00	\$6,900.00
15" RCP	LF	545	\$42.00	\$22,890.00
12" RCP	LF	1,480	\$35.00	\$51,800.00
Single Inlet Box/Catch Basin	EA	5	\$2,500.00	\$12,500.00
48" Manhole	EA	4	\$2,500.00	\$10,000.00
60" Manhole	EA	1	\$2,750.00	\$2,750.00
Oil/Water Seperator	EA	1		\$0.00
Adjust & Collar MH	EA	10	\$350.00	\$3,500.00
15" RCP Flared End Section	EA	1	\$750.00	\$750.00
<b>Subtotal</b>				<b>\$111,090.00</b>

**Street Improvements**

<b>Street Improvements Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
2' Mod Curb & Gutter w/Road Base	LF	2,543	\$18.00	\$45,774.00
6" Curb wall	LF	325	\$10.00	\$3,250.00
5' Sidewalk w/ 6" Road Base	LF	700	\$26.00	\$18,200.00
3" Asphalt	SF	35,620	\$2.00	\$71,240.00
12" Road Base	SF	35,620	\$1.50	\$53,430.00
ADA Ramp	EA	3	\$750.00	\$2,250.00
Asphalt Saw Cutting	LF	120	\$1.00	\$120.00
Curb inlet tie in	EA	5	\$500.00	\$2,500.00
Street Monuments	EA	8	\$600.00	\$4,800.00
<b>Subtotal</b>				<b>\$201,564.00</b>

**Miscellaneous**

<b>Miscellaneous Description</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost per Unit</b>	<b>Total Cost</b>
Street Light Single Residential	EA	9	\$2,700.00	\$24,300.00
MUTCD Traffic Signs	EA	7	\$500.00	\$3,500.00
Gabion Basket Walls along Drainage	LF	230	\$35.00	\$8,050.00
Rock Retaining Wall	LF	350	\$50.00	\$17,500.00
Landscaping and Irrigation	SF	84,789	\$1.50	\$127,183.50
Amenities incl. Splash Pad, Playground, and Pavillion	LS	1	\$20,000.00	\$20,000.00
Trees	EA	97	\$100.00	\$9,700.00
<b>Subtotal</b>				<b>\$210,233.50</b>

**Total Improvement Cost** **\$802,459.00**

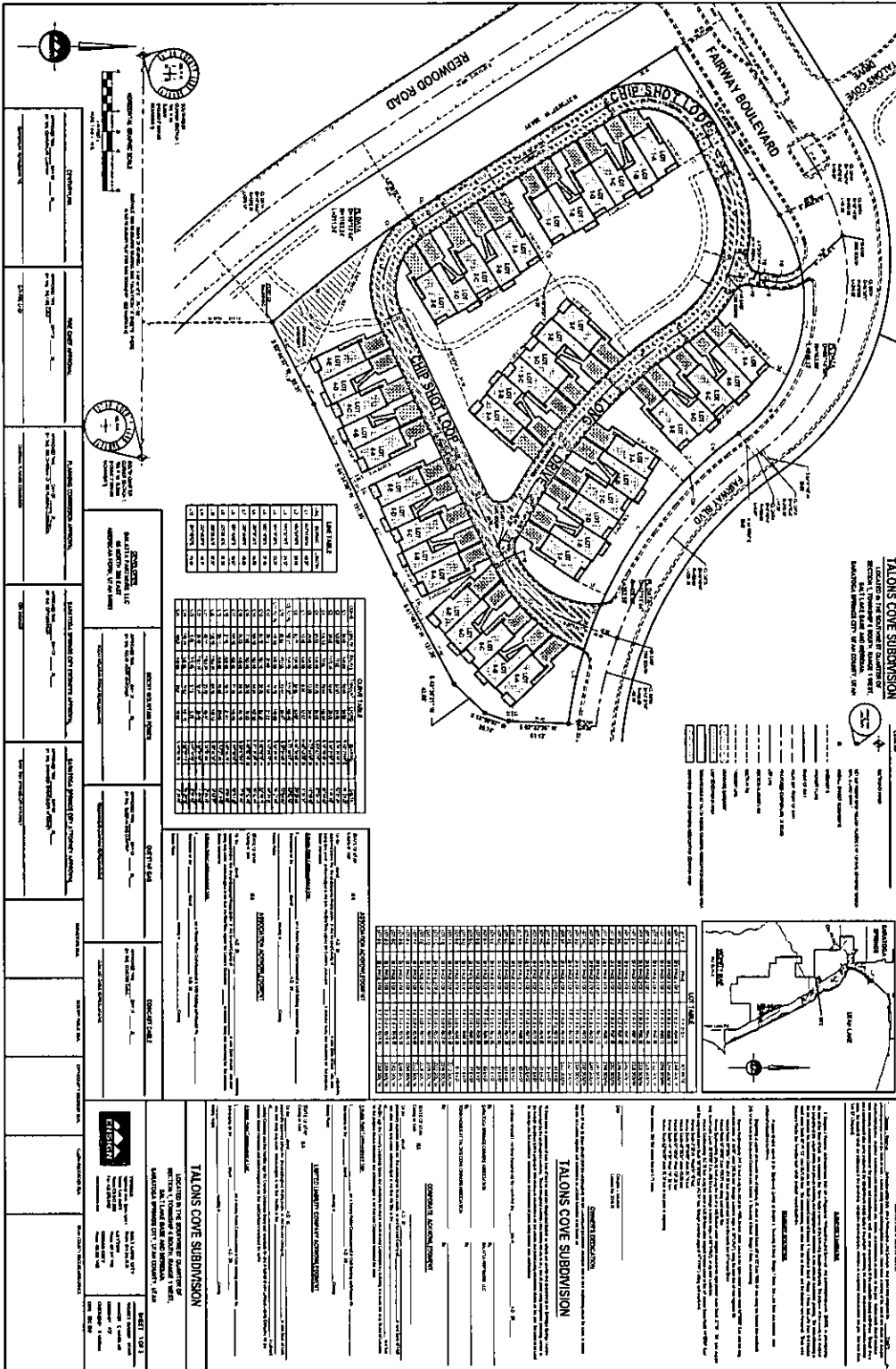
**Contingency (15%)** **\$120,368.85**

**Final Bond Amount** **\$922,827.85**

EXHIBIT C  
PROJECT PLANS

Final Plat, Phasing Plan, Amenities Details, Landscape Plan, Building Elevations



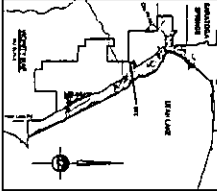


**LOT TABLE**

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1,234	0.028
2	1,234	0.028
3	1,234	0.028
4	1,234	0.028
5	1,234	0.028
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97	1,234	0.028
98	1,234	0.028
99	1,234	0.028
100	1,234	0.028

**DETAILED LOT TABLE**

LOT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF TOTAL AREA
1	1,234	0.028	0.028%
2	1,234	0.028	0.028%
3	1,234	0.028	0.028%
4	1,234	0.028	0.028%
5	1,234	0.028	0.028%
6	1,234	0.028	0.028%
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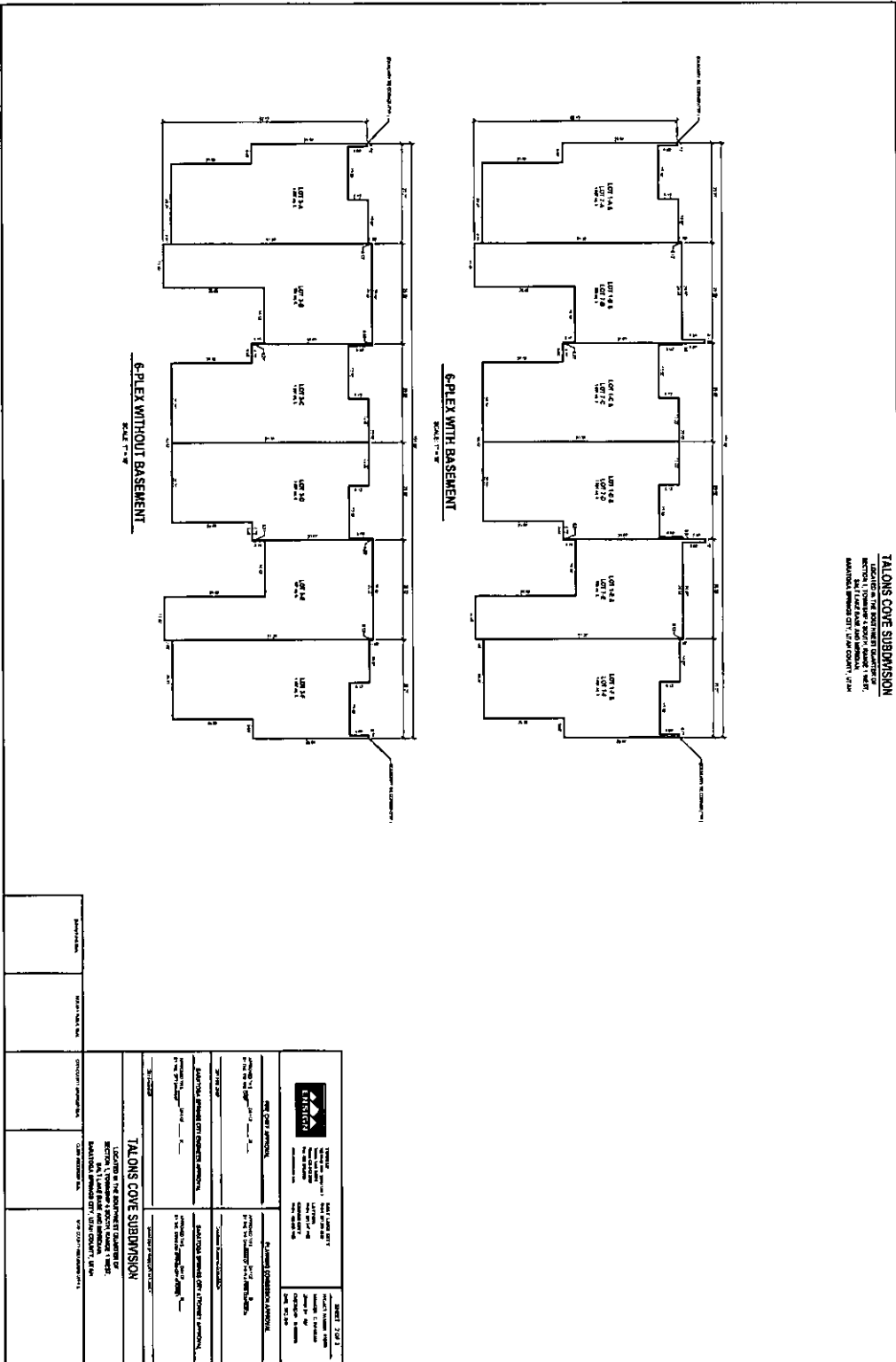


**TALONS COVE SUBDIVISION**  
 LOTS 1-100  
 PREPARED BY: [Firm Name]  
 DATE: [Date]

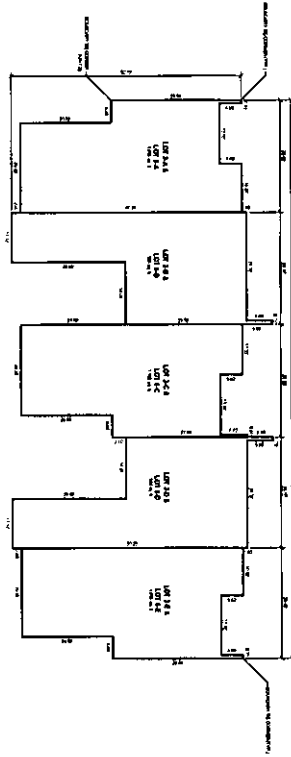
**TALONS COVE SUBDIVISION**  
 LOTS 1-100  
 PREPARED BY: [Firm Name]  
 DATE: [Date]

**GENERAL NOTES:**  
 1. THIS SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.  
 2. THE LOTS ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.  
 3. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP AND THE LOTS ARE TO BE PLATTED AND RECORDED.  
 4. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP AND THE LOTS ARE TO BE PLATTED AND RECORDED.  
 5. THE SUBDIVISION IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP AND THE LOTS ARE TO BE PLATTED AND RECORDED.

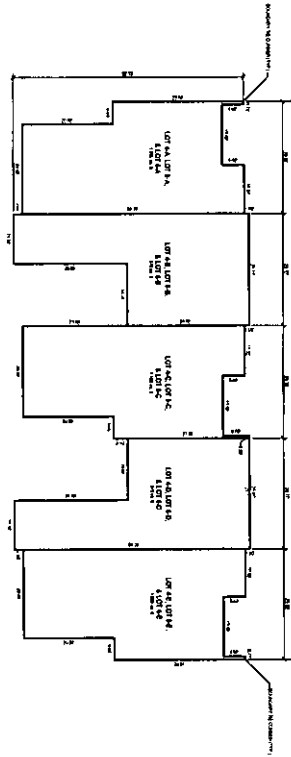
**PLATTING INFORMATION:**  
 THE SUBDIVISION IS TO BE PLATTED AND RECORDED IN ACCORDANCE WITH THE SUBDIVISION MAP AND THE LOTS ARE TO BE PLATTED AND RECORDED.  
 THE SUBDIVISION IS TO BE PLATTED AND RECORDED IN ACCORDANCE WITH THE SUBDIVISION MAP AND THE LOTS ARE TO BE PLATTED AND RECORDED.  
 THE SUBDIVISION IS TO BE PLATTED AND RECORDED IN ACCORDANCE WITH THE SUBDIVISION MAP AND THE LOTS ARE TO BE PLATTED AND RECORDED.



**TALONS COVE SUBDIVISION**  
 COUNTY OF LOS ANGELES  
 SECTION 11, TOWNSHIP 1 NORTH, RANGE 7 WEST,  
 SAN GABRIEL MOUNTAIN CITY, SAN GABRIEL, 15434

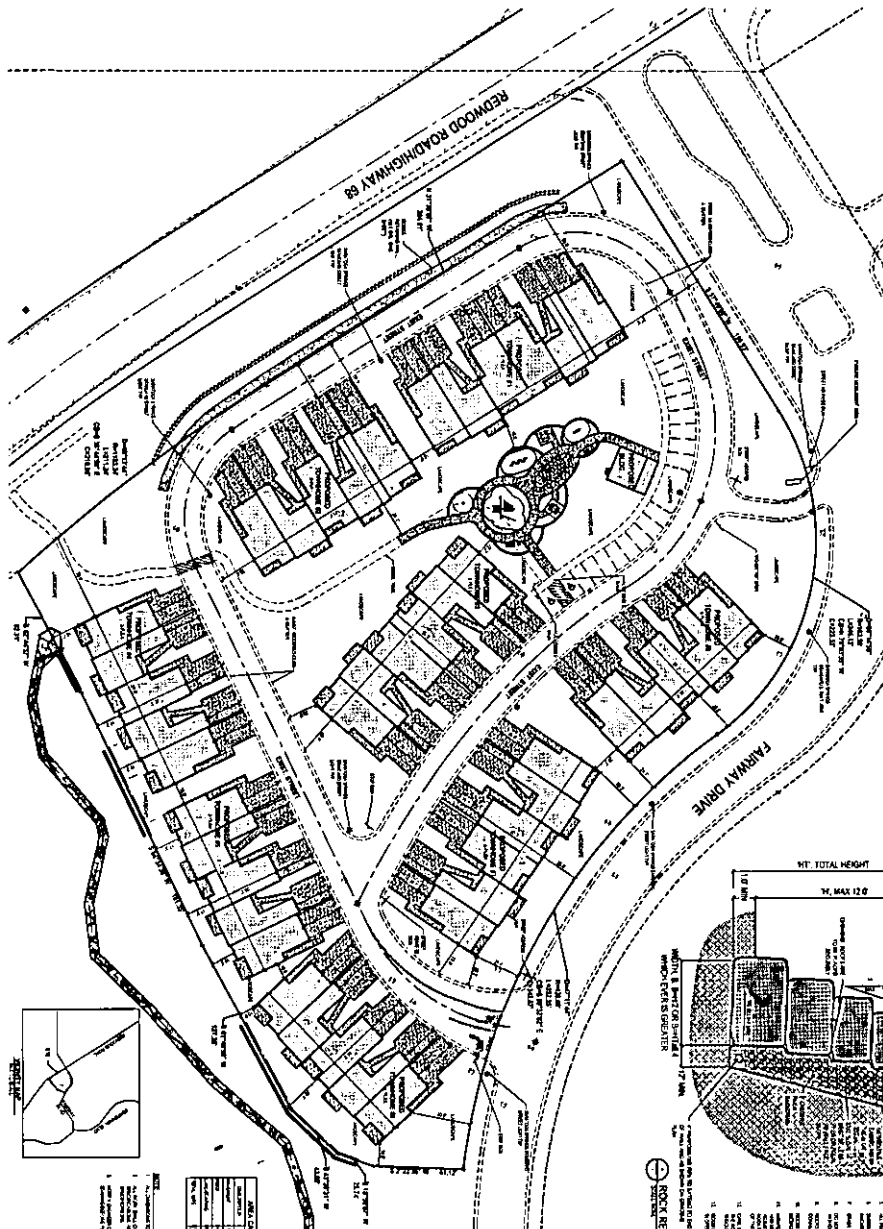


**PLEX WITH BASEMENT**  
 SCALE: 1" = 30'



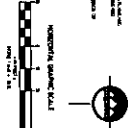
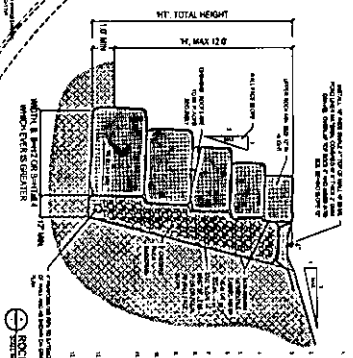
**PLEX WITHOUT BASEMENT**  
 SCALE: 1" = 30'

		<b>TALONS COVE SUBDIVISION</b> COUNTY OF LOS ANGELES SECTION 11, TOWNSHIP 1 NORTH, RANGE 7 WEST, SAN GABRIEL MOUNTAIN CITY, SAN GABRIEL, 15434	
PROJECT NO. 15434	SHEET NO. 1	DATE: 10/15/13	SCALE: 1" = 30'
PREPARED BY: [Name]	CHECKED BY: [Name]	DESIGNED BY: [Name]	DRAWN BY: [Name]
APPROVED BY: [Name]	TITLE: [Title]	COMPANY: [Company]	ADDRESS: [Address]

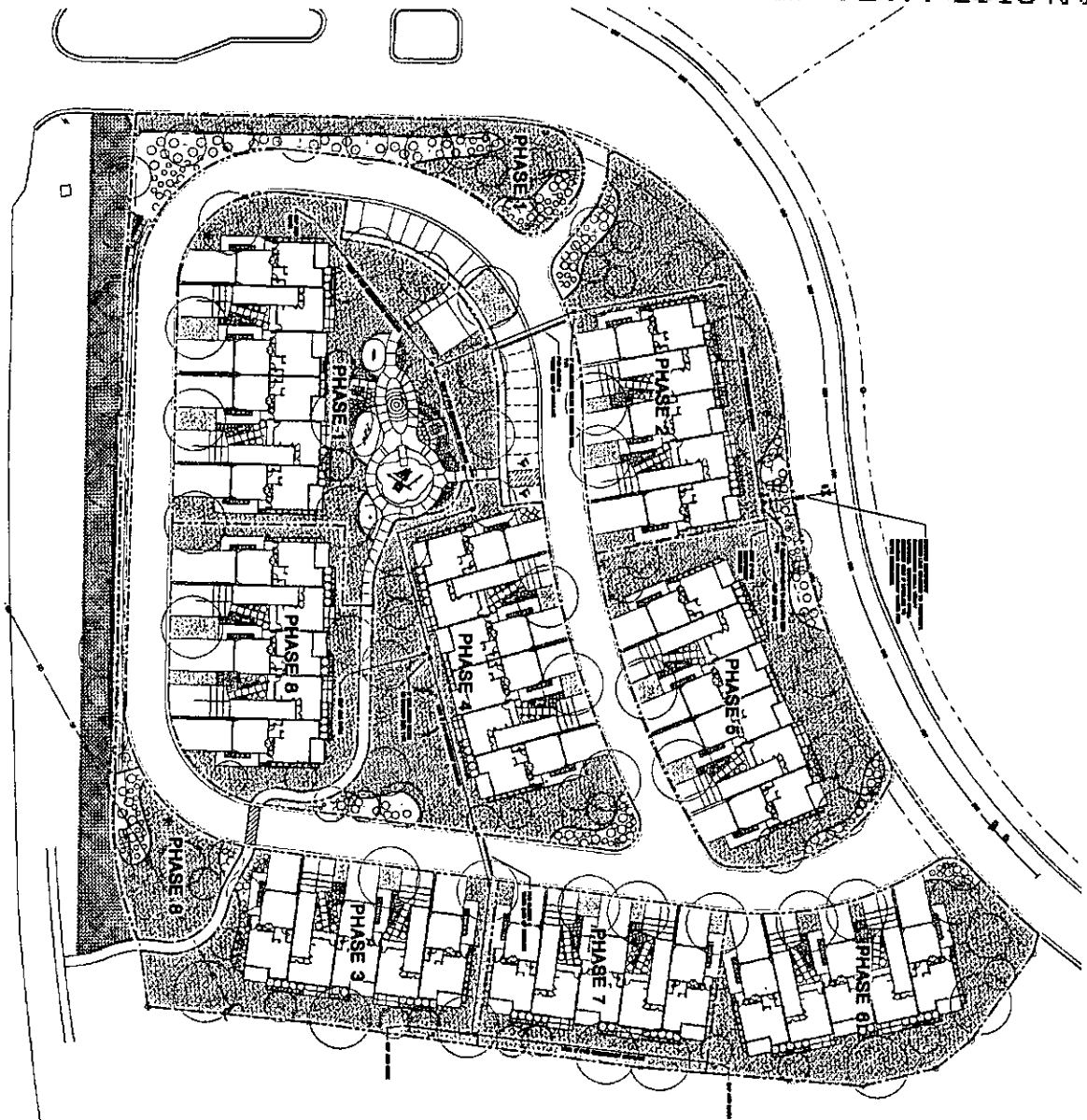


UTILITIES	TYPE	LOCATION	DEPTH
WATER	12" DIA.	10' W. OF REDWOOD ROAD	48"
SEWER	12" DIA.	10' W. OF REDWOOD ROAD	48"
ELECTRIC	4" DIA.	10' W. OF REDWOOD ROAD	48"
TELEPHONE	4" DIA.	10' W. OF REDWOOD ROAD	48"
CABLE TV	4" DIA.	10' W. OF REDWOOD ROAD	48"
STORM SEWER	18" DIA.	10' W. OF REDWOOD ROAD	48"

- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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  20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



<p><b>ENSIGN</b> ENGINEERING &amp; ARCHITECTURE 44 WEST 3rd AVENUE SARATOGA SPRINGS, UTAH 84586 PHONE: 435.852.1111 FAX: 435.852.1112 WWW.ENSIGN-UTAH.COM</p>	<p><b>TALONS COVE SUBDIVISION</b></p> <p>SARATOGA SPRINGS, UTAH</p>
	<p><b>C-1.0</b></p> <p>SITE DIMENSION PLAN</p>



**PHASING NOTES:**

1. CONSTRUCTION SHALL INSTALL NEW MAJOR CONNECTION TO EXISTING SECONDARY LINE AT PART OF PHASE 1 LANDSCAPE CONTRACT.
2. CONSTRUCTION SHALL INSTALL THE BALANCE OF THE 2" MAJOR FOR THE ENTIRE PROJECT AS SHOWN ON PLANS AS PART OF THE PHASE 1 LANDSCAPE CONTRACT.
3. CONSTRUCTION SHALL INSTALL THE LANDSCAPE AND IRRIGATION OF EACH SUBSEQUENT PHASE IN A COMPLETE MANNER AS SHOWN ON ALL PLANS AND DETAILS.

LANDSCAPE/IRRIGATION PHASING PLAN  
SCALE 20/32" 1" = 30'-0"



L 103

LANDSCAPE PHASING PLAN  
sheet

project: SARATOGA SPRINGS TOWNHOMES  
date: 2013.05.20  
revisions:

isa architects  
4415 East 1900 West  
Salt Lake City, UT 84119  
Tel: 313-352-3529  
www.isa2.com



## Splash Pad Equipment

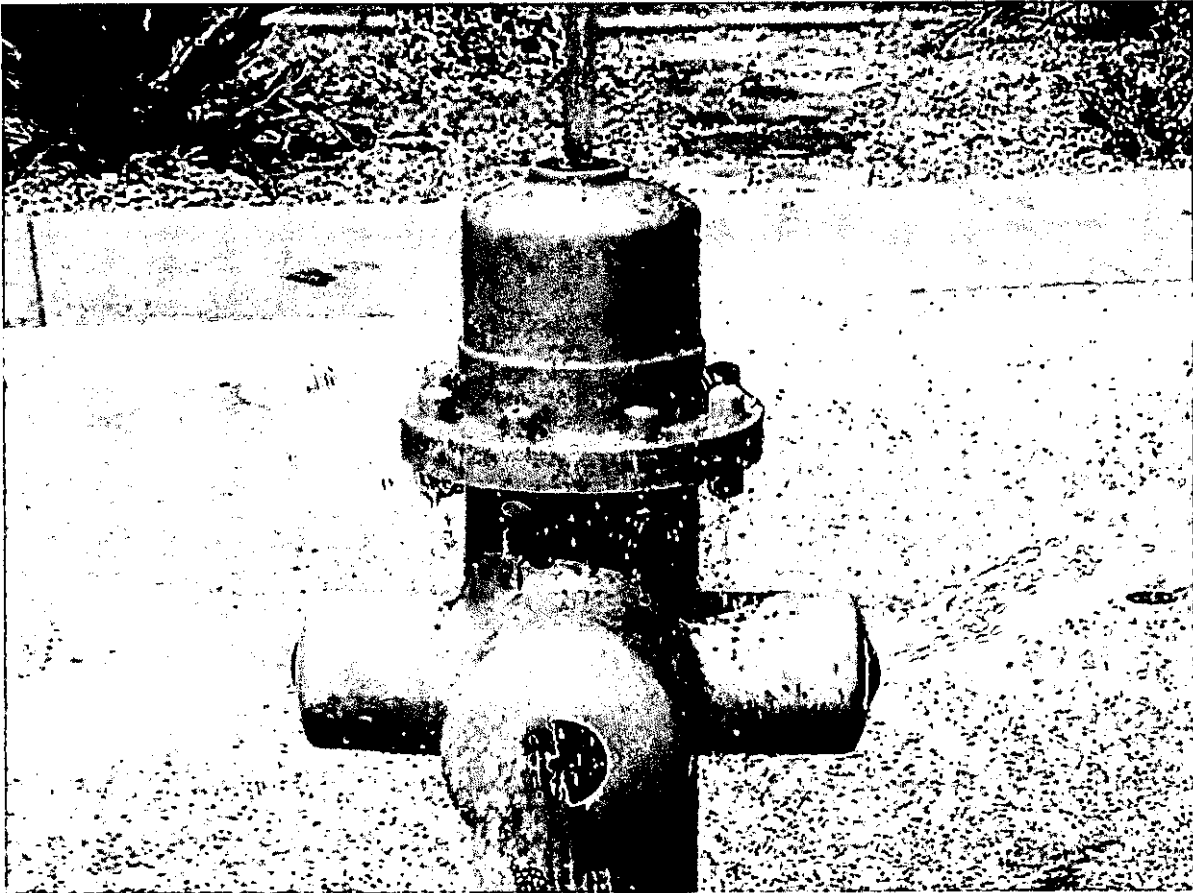
### Water Umbrella w/ Footing Base (47" Dia)



**INCLUDES:**

- Post & Interchangeable Umbrella Canopy
- Footing Base w/ Cap
- 5 Mounting Bolts
- Height: 7'-4" (from Finished Grade)
- Material: High Strength PVC and Fiberglass
- Water Inlet: 1-1/2" F-NPT
- 6 GPM @ > 1 PSI

## Fire Hydrant Soaker w/ Footing Base



Top of Form

### INCLUDES:

- 4 Nozzle Fire hydrant Soaker
- Footing Base w/ Cap
- SS Mounting Bolts
- Choice of Interchangeable Nozzles
- Width: 19"
- Height: 35"
- Material: High Strength PVC and Fiberglass
- Water Inlet: 1-1/2" F-NPT
- 16 GPM @ 5 PSI

## Shower Sprayer w/ Footing Base



Top of Form

### INCLUDES:

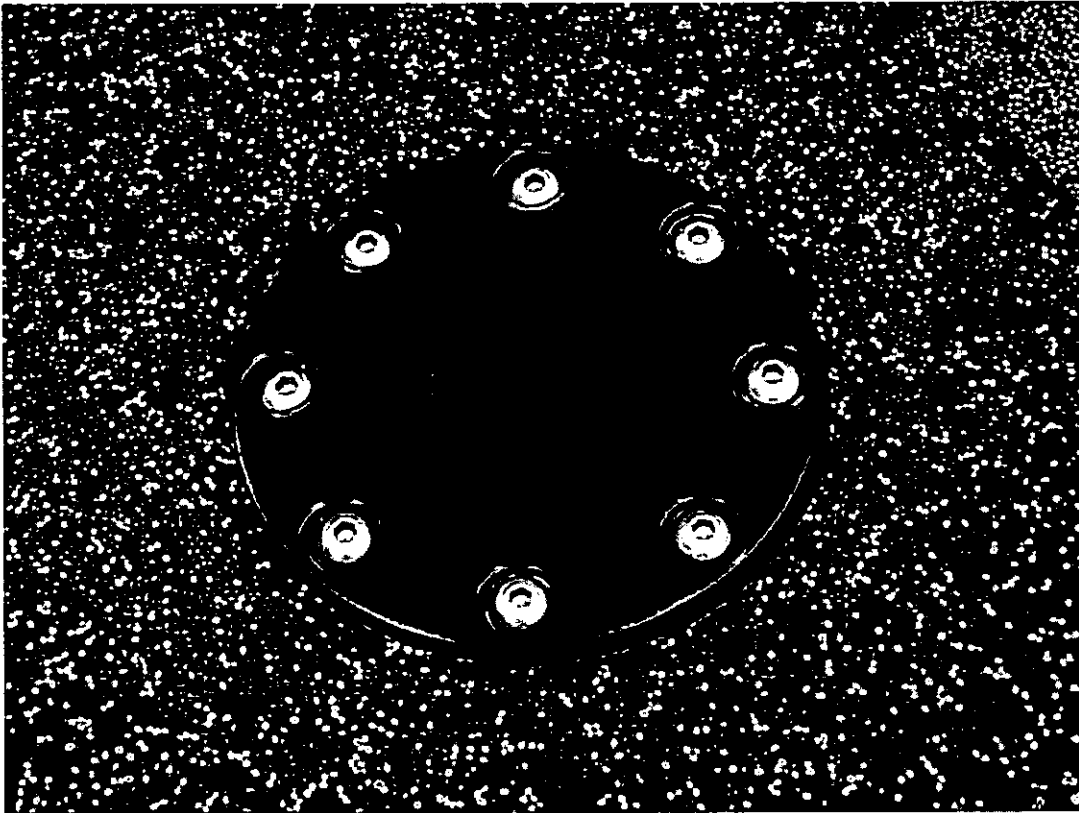
- Shower Sprayer
- Footing Base w/ Cap
- SS Mounting Bolts
- Choice of Interchangeable Nozzles

### ADDITIONAL INFO:

- Height: 7'-4" (from Finished Grade – custom sizes available)
- Material: High Strength PVC and Fiberglass
- Water Inlet: 1-1/2" F-NPT
- 4.75 GPM 5 PSI (Using a Shower Nozzle)



**Soft-Touch Ground Sensor for the umbrella**

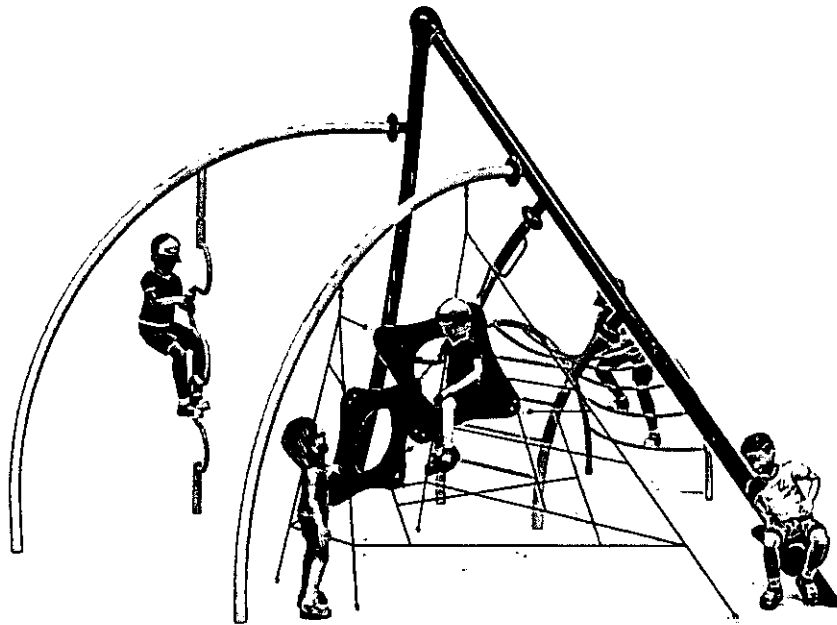


**Soft-Touch™ Activator W/ Footing Base - Post Mounted for the fire hydrant and shower**



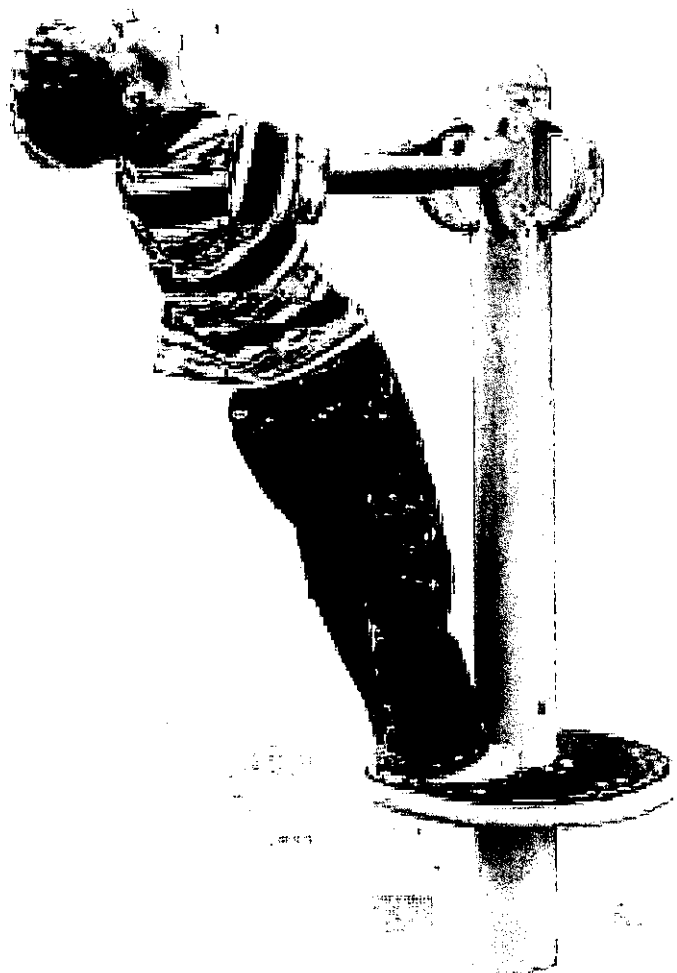
## Playground Equipment

Ceres Playground, Product: #ZZXX0070, Ages 5-12, 29' 6" x 28' 1"



Activo's modern, non-linear design is as dynamic as the kids who play on it. Kids move in every direction as Activo's sleek shapes and challenges push them to the limits of creative play. With Activo, kids are inspired to make up new routes each time they play. Activo's shapes and ropes move with the child for an ever-changing experience. It encourages social interaction, risk taking, and problem solving. Activo's streamlined design provides more action in less space. Activo is also our greenest, offering up to a 60% lower carbon footprint than traditional post-and-platform playground structures.

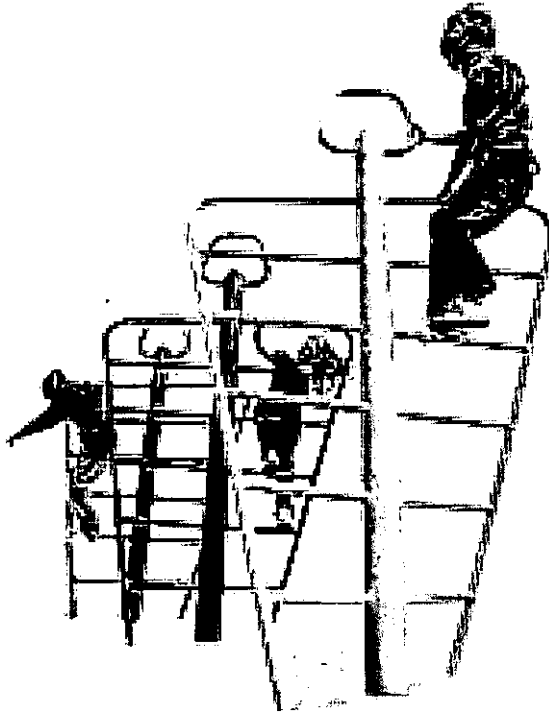
Loopy Whoop, Product #ZZUN7096, Ages 5-12, 13'8" x 13'8"



**Loopy Whoop**

Kids start the spin and their body movements determine the speed. Eco-Armor® treads prevent slipping. Heavy-duty 5" (12,70cm) steel post. Sealed, no-lube bearings.

Triple Twist, Product #ZZXX0403, Ages 5-12, 25'2" x 26'4"



**The Triple Twist**

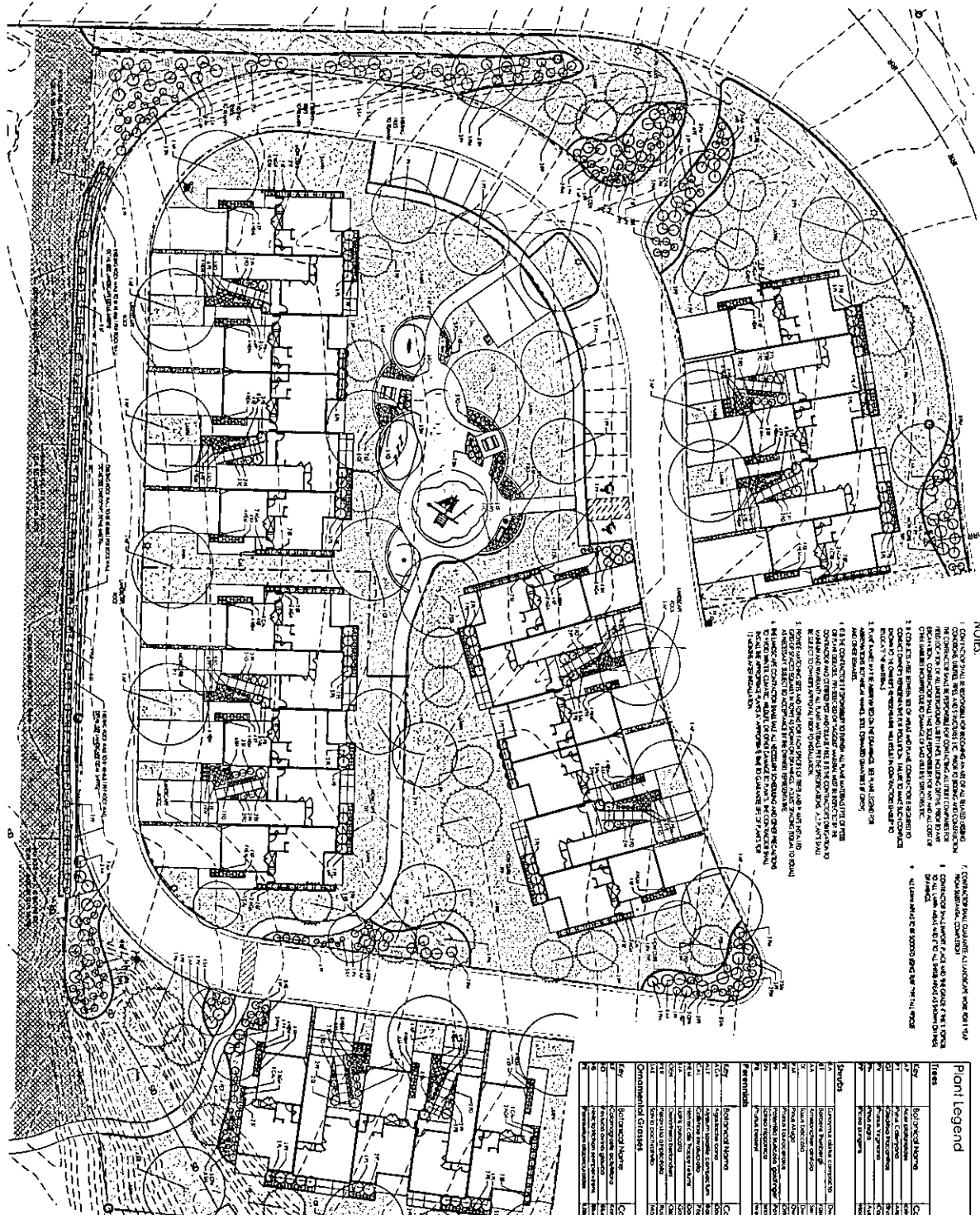
Features three Twist Climbers. Provides children of all ages with opportunities to develop coordination and body strength as they explore the twists and turns.

Revo, Product #ZZXX0081, Ages 5-12, 18'1" x 13'5"



**Revo**

Vertical rotating ring makes Revo a completely unique play experience. Sitting inside, a child can spin a full 360° or rock back and forth. Designed with outer grips so other children can assist with spinning. Ships to you completely assembled!



- NOTES:**
1. CONSULT WITH THE RESPONSIBLE AGENCIES AND THE ADJACENT PROPERTY OWNERS TO VERIFY THE ACCURACY OF THE UNDERLYING SURVEY AND TO OBTAIN ANY NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
  2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT REMAIN AFTER THE COMPLETION OF THE PROJECT.
  4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND DRIVEWAYS THAT REMAIN AFTER THE COMPLETION OF THE PROJECT.
  5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIDEWALKS THAT REMAIN AFTER THE COMPLETION OF THE PROJECT.
  6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STREET LIGHTS THAT REMAIN AFTER THE COMPLETION OF THE PROJECT.
  7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PAVEMENT THAT REMAINS AFTER THE COMPLETION OF THE PROJECT.
  8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT REMAIN AFTER THE COMPLETION OF THE PROJECT.
  9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND DRIVEWAYS THAT REMAIN AFTER THE COMPLETION OF THE PROJECT.
  10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIDEWALKS THAT REMAIN AFTER THE COMPLETION OF THE PROJECT.
  11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STREET LIGHTS THAT REMAIN AFTER THE COMPLETION OF THE PROJECT.
  12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PAVEMENT THAT REMAINS AFTER THE COMPLETION OF THE PROJECT.

**Plant Legend**

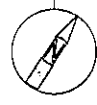
Type	Plant Name	Common Name	Plant Code	Plant Size	Plant Quantity
Tree	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK
	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK
	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK
	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK
Shrub	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK
	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK	FRUITING BARK

**LANDSCAPE DATA**

Item	Quantity	Notes
TOTAL LAMP Poles	10	1" x 1" x 10'
TOTAL SPREAD AREA	10,000	sq ft
TOTAL LANDSCAPE AREA	10,000	sq ft

**LANDSCAPE PLAN**  
SCALE: 1/8" = 1' - 0"

- 2" TYPICAL SPREAD / COLOR VARIATION FROM CONCRETE SHALL PROVIDE SMOOTH FINISH.
- 3" TYPICAL SPREAD / COLOR VARIATION FROM CONCRETE SHALL PROVIDE SMOOTH FINISH.
- 5" TYPICAL SPREAD / COLOR VARIATION FROM CONCRETE SHALL PROVIDE SMOOTH FINISH.
- 8" TYPICAL SPREAD / COLOR VARIATION FROM CONCRETE SHALL PROVIDE SMOOTH FINISH.



L 101

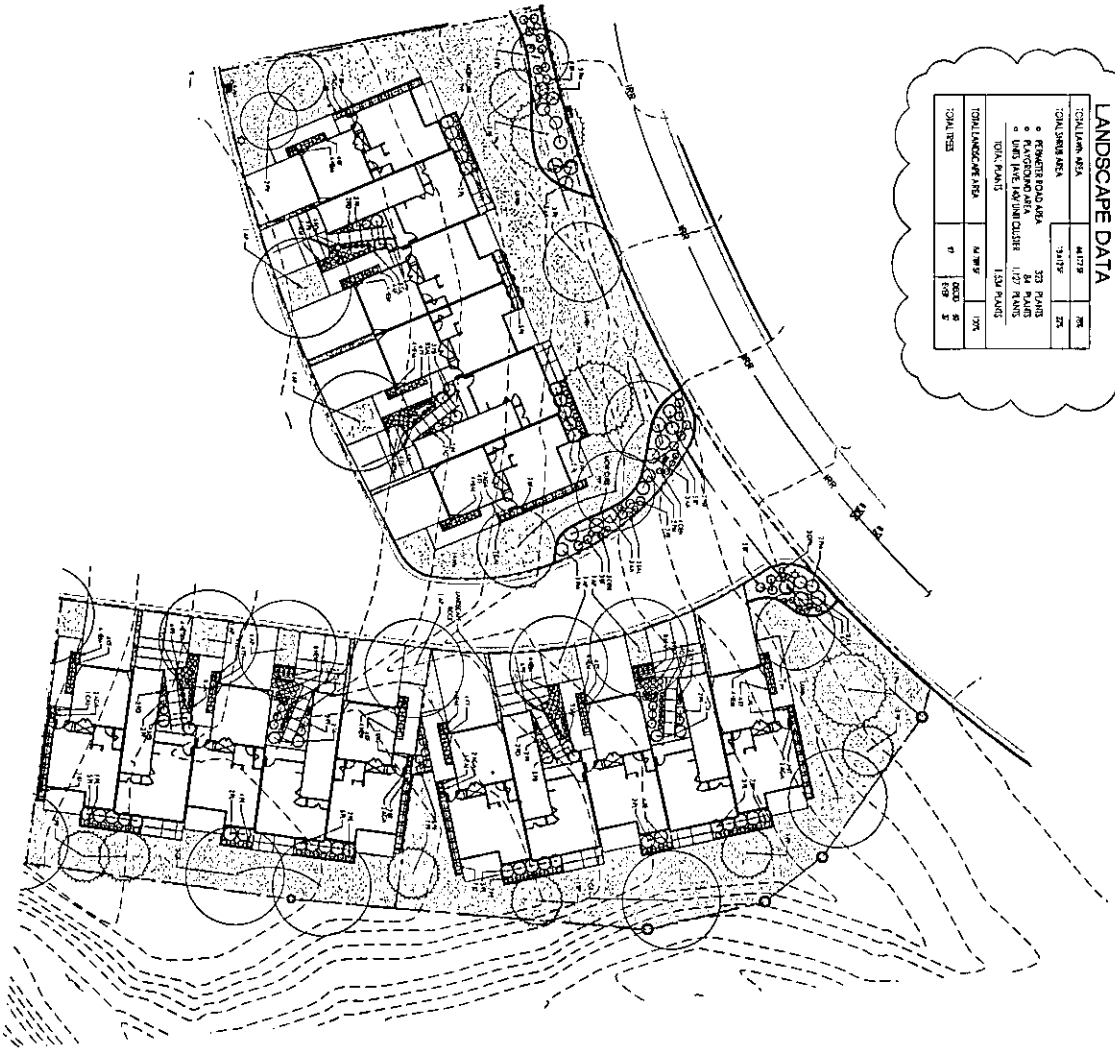
LANDSCAPE PLAN sheet

date: 10/11/11  
project to: JMS  
created by: JMS

revisions:  
1. CITY REVISIONS  
1-23-13

project: SARADOGA SPRINGS TOWNHOMES  
client: SARADOGA, I/TAH 94...

jsa architects  
architects  
interior designers  
4444 Lake Lane, Suite 100  
Lake Park, GA 31706  
Tel: 770-249-1200  
Fax: 770-249-1201  
www.jsa.com



**LANDSCAPE DATA**

TOTAL LAND AREA	33.0 ACRES	78%
TOTAL BUILDING AREA	1,127,000 SQ FT	2%
TOTAL PAVED AREA	1,127,000 SQ FT	2%
TOTAL LANDSCAPE AREA	1,127,000 SQ FT	2%
TOTAL TREES	1,127	3%

**LANDSCAPE PLAN**

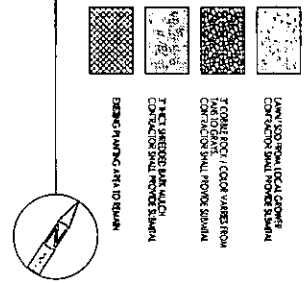
SCALE: 24'x36" 1" = 80'-0"

**Plant Legend**

Tree #	Botanical Name	Common Name	Spec. Code	Native	Shade	Height
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
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10	...	...	...	...	...	...
11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
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17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
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**NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REWORKING ANY AND ALL PLANTING DETAILS THAT DO NOT MEET THE REQUIREMENTS OF THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING AND INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING AND INSTALLATION.
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DATE: 2013.05.20  
 REVISIONS:  
 1. CITY REVISIONS  
 2. 5/23/13

PROJECT:  
 SARATOGA SPRINGS  
 TOWNHOMES

DESIGNED BY: REMOND RYAN AND DARRIN BLO  
 DRAWN BY: SARATOGA, UTAH 84...

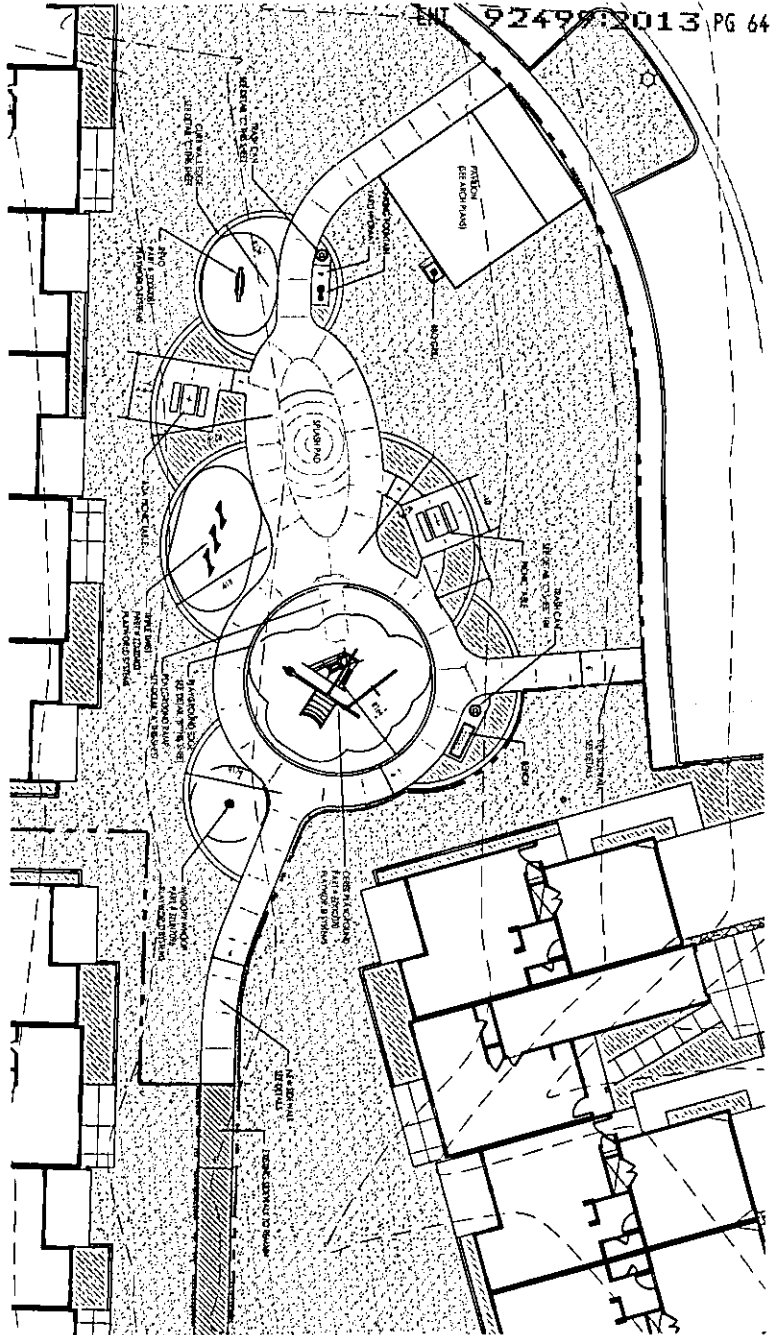
SCALE: 1" = 80'-0"

LANDSCAPE PLAN  
 SHEET  
 L | 102

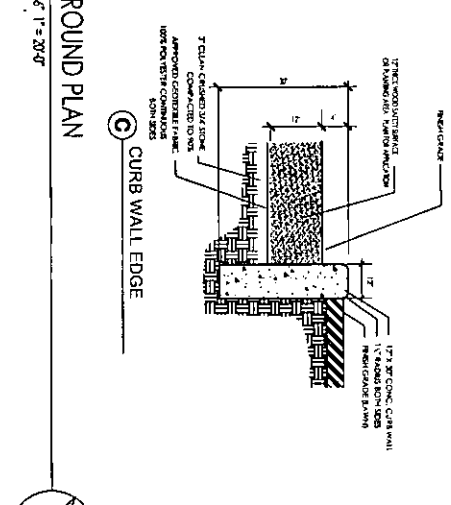
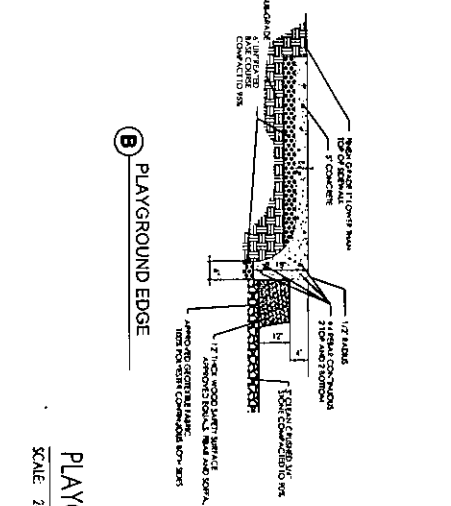
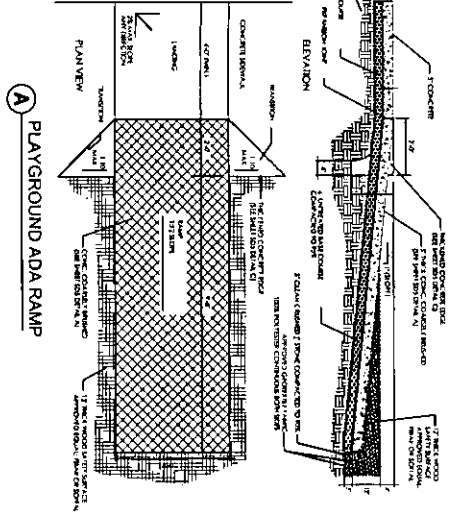


isa architects  
 architects  
 planners  
 interior designers

4445 South 2600 East  
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 Salt Lake City, UT 84115  
 Tel: (801) 487-1111  
 Fax: (801) 487-1111  
 www.isaarch.com



- NOTES:**
1. ALL PLAYGROUND EQUIPMENT SHOULD HAVE ANOTHER REFERENCE SHOWN BY THE ARCHITECTURE CONTRACTOR TO VERIFY THE EQUIPMENT IS APPROVED BY THE JURISDICTION.
  2. PLAYGROUND EQUIPMENT SHOULD BE APPROVED BY THE JURISDICTION AND OWNERS REPRESENTATIVE.



**PLAYGROUND PLAN**  
SCALE: 3/8\"/>

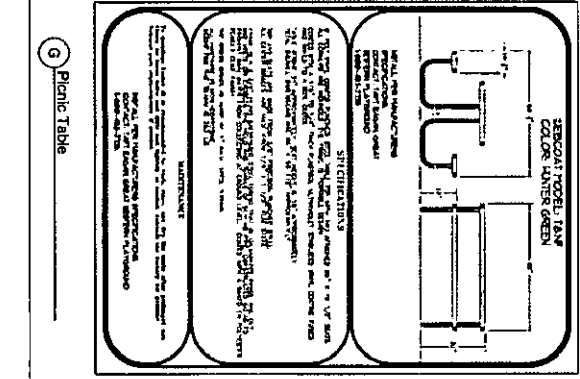
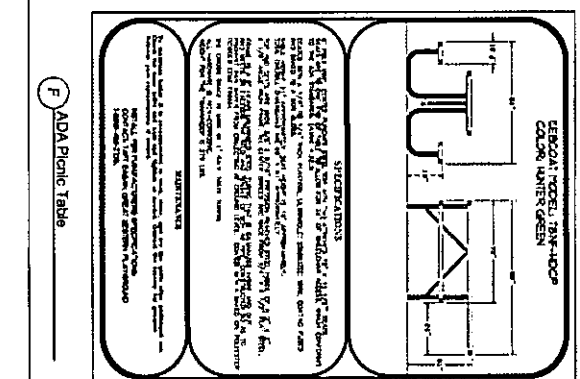
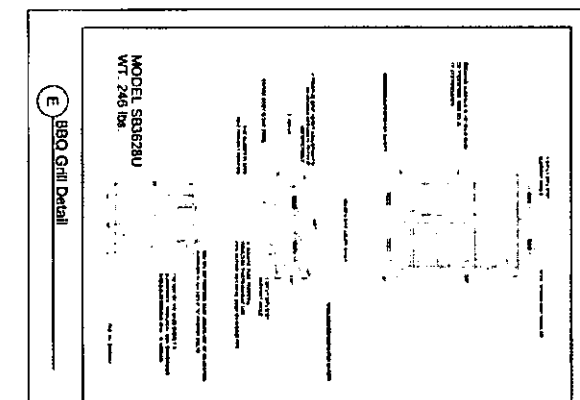
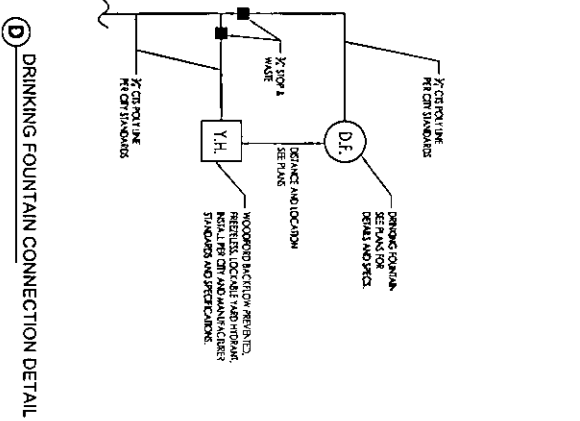
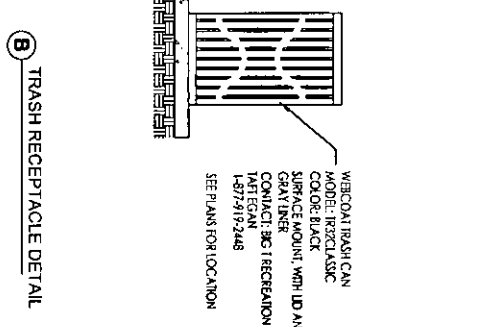
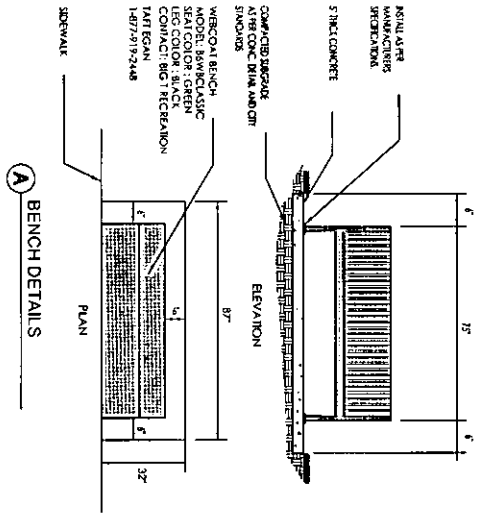


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 sheet: **L 104**  
 date: **2012.03**  
 project: **SARATOGA SPRINGS TOWNHOMES**  
 location: **23000 ROAD AND SUBDIVISION SARATOGA, UTAH 84403**  
 architect: **jsa architects**  
 planner: **jsa architects**  
 engineer: **jsa architects**  
 date: **2012.03.14**  
 scale: **1/4\"/>**



jsa architects  
 1000 South 2000 West  
 Salt Lake City, UT 84119  
 Phone: 313.333.3333  
 Website: www.jsa.com

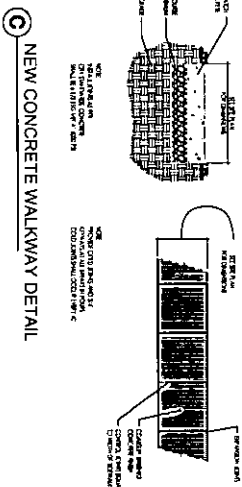
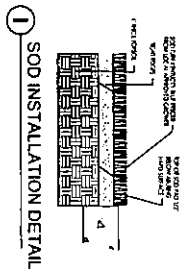
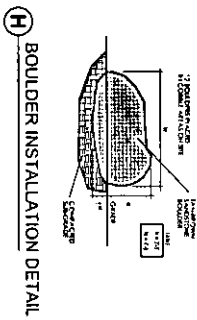
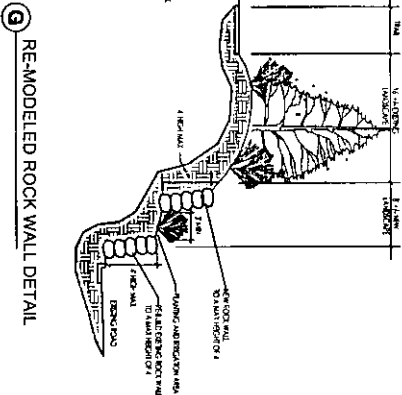
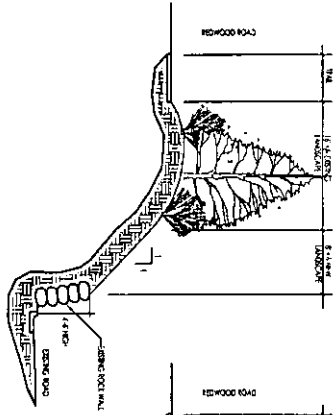
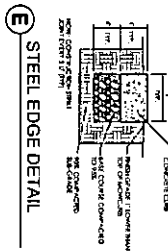
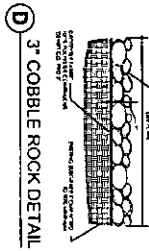
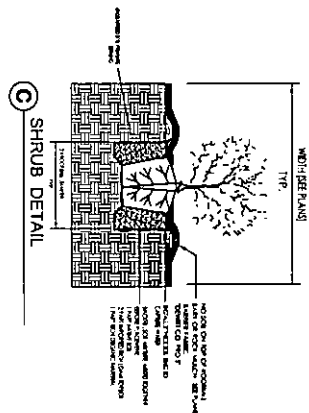
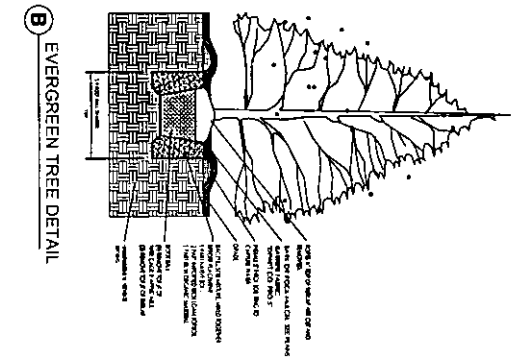
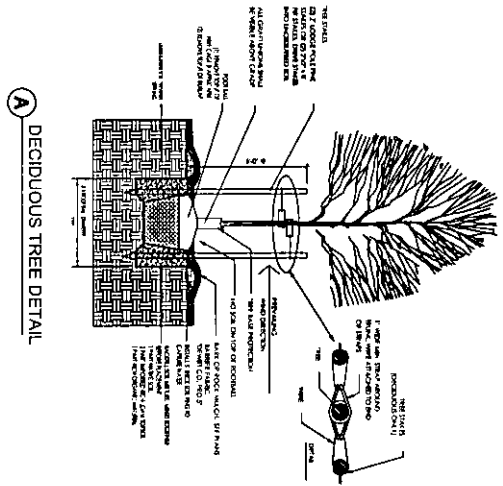




LANDSCAPE DETAILS  
SCALE: 24/32" 1" = 3'-0"

project: SARATOGA SPRINGS TOWNHOMES  
 date: 2008.30  
 revisions:  
 title: LANDSCAPE DETAILS  
 sheet: 65

isa architects  
 architects  
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 interior designers  
 441 Third Street  
 Suite 301  
 New York, NY 10017  
 Tel: 212-512-1000  
 Fax: 212-512-1001  
 www.isaac.com



LANDSCAPE DETAILS

SCALE: 20/32\"/>



L 106

LANDSCAPE  
DETAILS

sheet

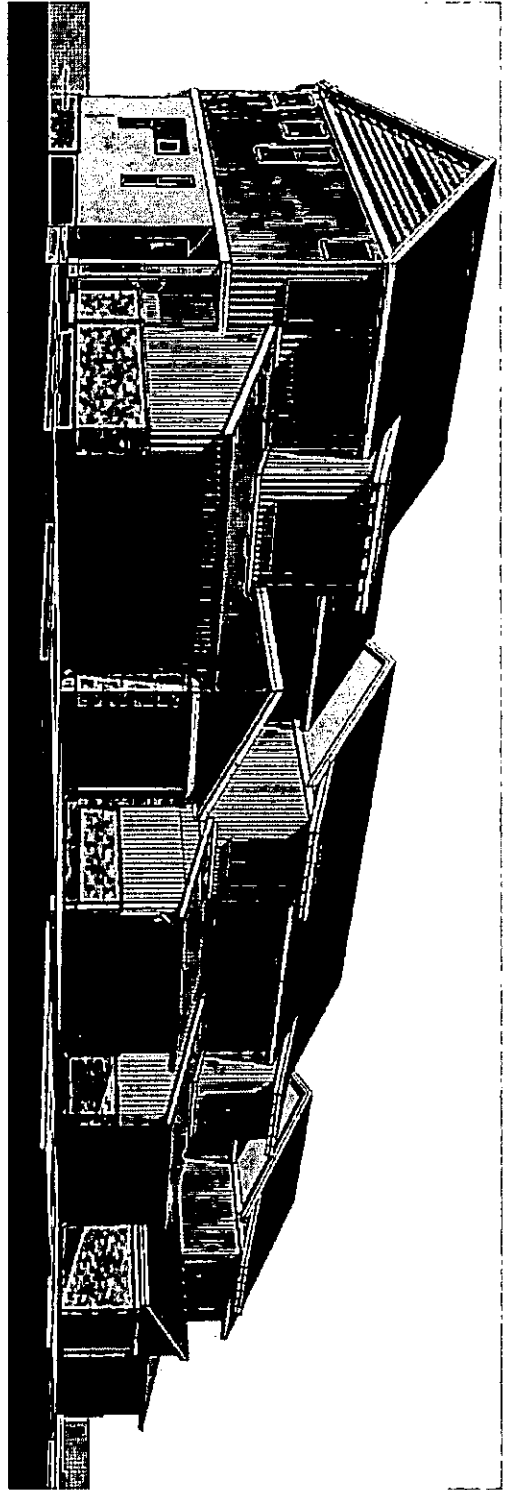
project:  
SARATOGA SPRINGS  
TOWNHOMES  
28000 SOD AND SOD 1120  
SARATOGA, UTAH 84403  
date: 2012.08.15  
revisions:

title:  
LANDSCAPE  
DETAILS  
sheet

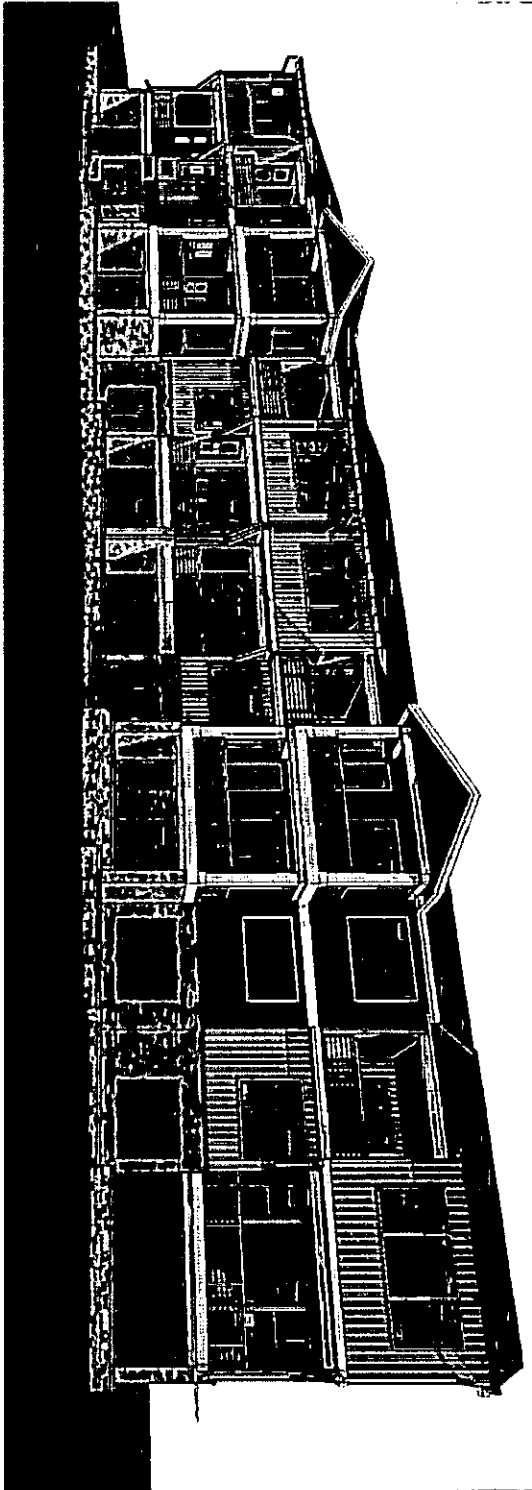
date: 2012.08.15  
drawing: JMS  
checked by: JMS

isa architects  
1441 East 9300 East  
Suite 205  
Salt Lake City, UT 84120  
Tel: 801-275-2800  
www.isaarch.com





FRONT ELEVATION



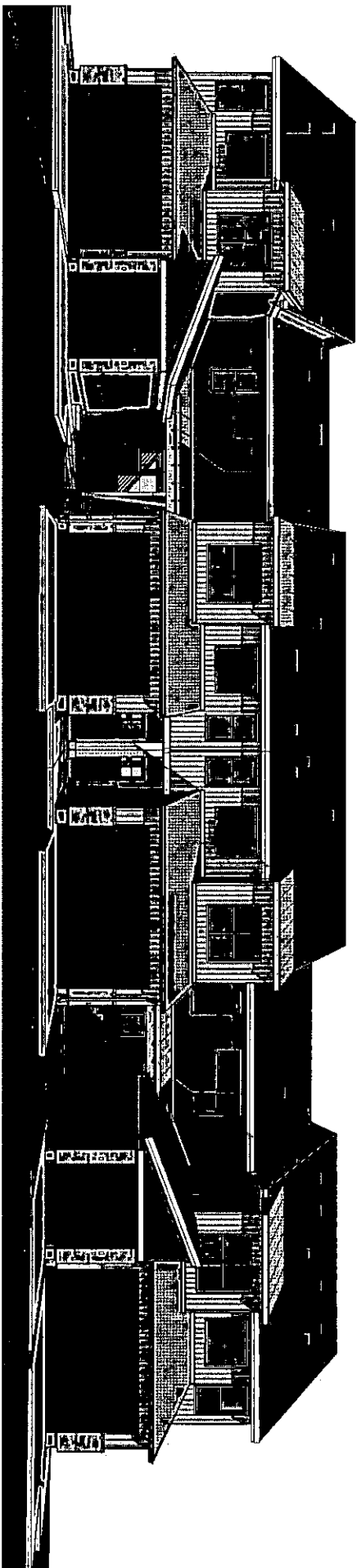
REAR ELEVATION  
EXTERIOR VIEWS

# TALLONS COVE

Saratoga Springs, Utah

2013.03.25

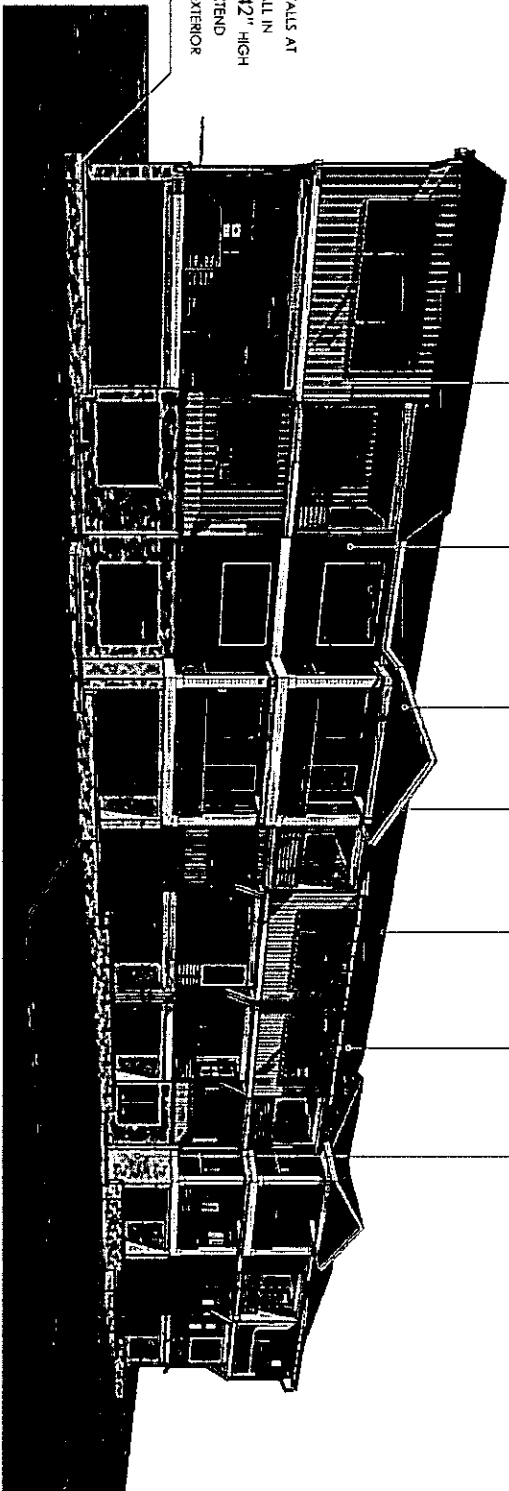
COLORS ARE REPRESENTATIONAL, ONLY RIVAL COLORS MAY VARY FROM ABOVE REPRESENTATION



**FRONT ELEVATION**

BOARD AND BATT SIDING    STUCCO SIDING    SHINGLE SIDING    CEMENT FIBER TRIM    ASPHALT SHINGLE ROOFING    METAL ROOFING    STONE BASE

STACKED STONE RETAINING WALLS AT WALKOUT LOWER LEVELS. WALL IN FRONT OF PATIO TO BE MIN. 42" HIGH ABOVE PATIO. GRADE TO EXTEND TO MIN. 12" FROM TOP OF EXTERIOR FACE OF WALL



**REAR ELEVATION  
EXTERIOR VIEWS**

# TALLONS COVE

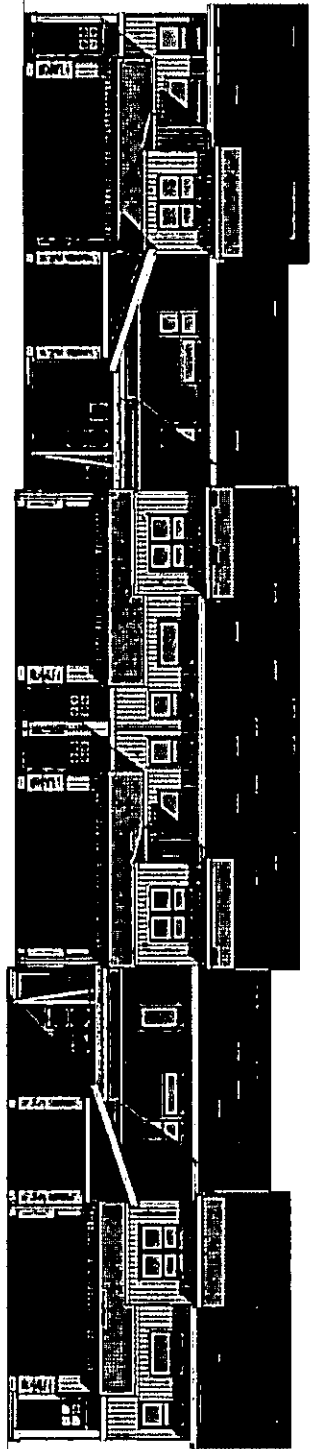
Savriego Springs, Utah



Think  
Architecture

2013.03.25

CLONES ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



BOARD AND BATT SIDING

SIDING

STUCCO SIDING

SHINGLE SIDING

ASPHALT SHINGLE ROOFING

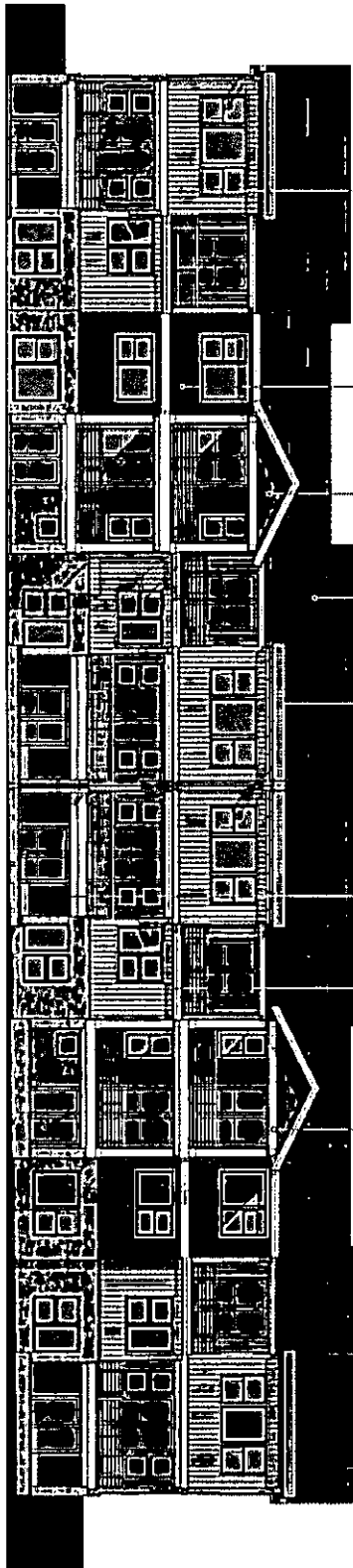
METAL ROOFING

STUCCO SIDING

STONE BASE

CEMENT FIBER TRIM

FRONT ELEVATION



REAR ELEVATION

**Board and Board Siding**  
**+ Stucco Gable Ends**  
 Downing Sand  
 SW 2822 (Foil)  
 Sherwin Williams

**Stucco Siding**  
 Roycroft Copper Red  
 SW 153 (Foil)  
 Sherwin Williams

**Stone**  
 Ledgerstone  
 Hazalwood  
 Hairstone

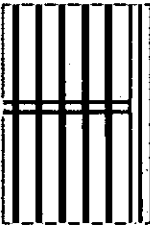
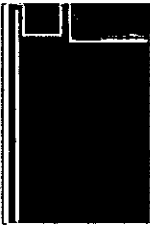
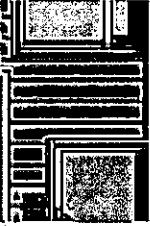
**Shingles**  
 Warm Stone  
 SW 7032 (Foil)  
 Sherwin Williams

**Trim**  
 30 Degree White  
 Cotton White  
 Alcoa Aluminum

**Windows**  
 Tan Vinyl

**Garage Doors**  
 French Roast  
 SW 4069  
 Sherman Williams

**Hand Rails**  
 Aluminum



MATERIAL BOARD

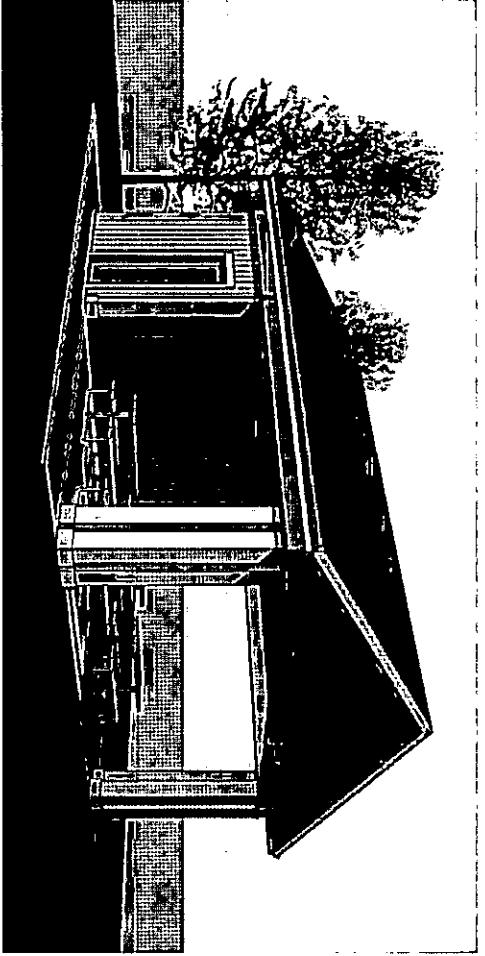
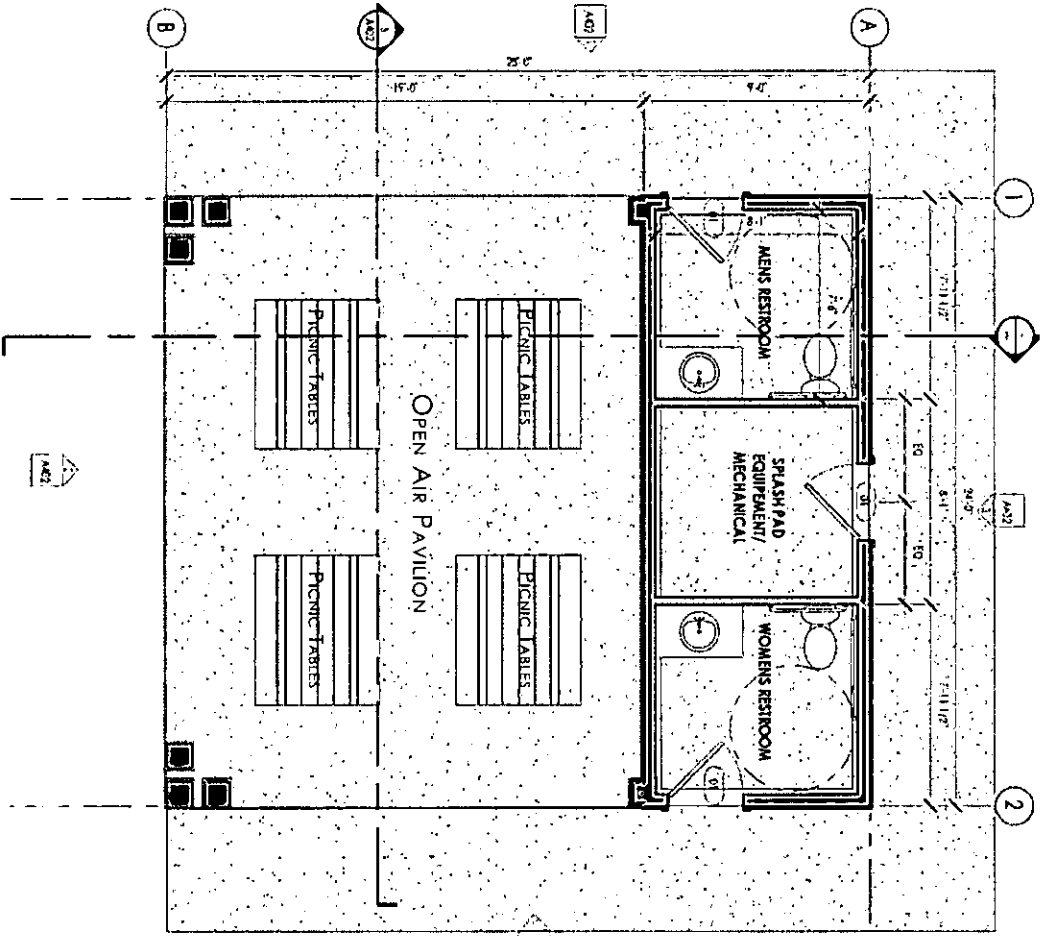
# TALLONS COVE

Saratoga Springs, Utah



Architecture

2013.03.25



PAVILION VIEW

PAVILION PLAN AND IMAGE

# TALLONS COVE

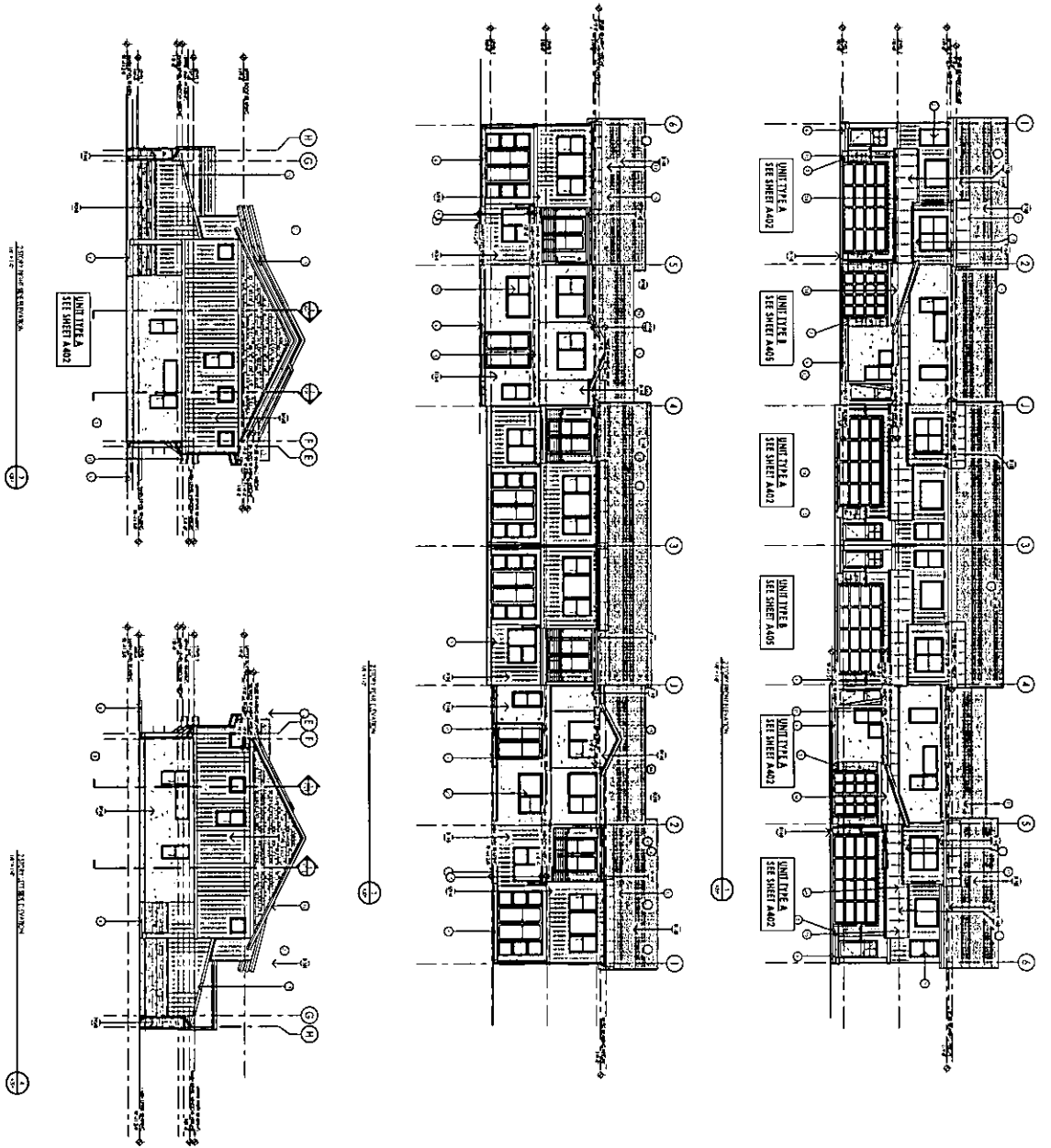
Sacramento Springs, Utah



Think  
Architecture

2013.03.25

COURT AND TERRACE/STATIONAL ON V. BRAN COLLORS MAY 7-25K TRC W ABOVE KEPT JH/P/10/10



ELEVATION / SECTION MATERIAL LEGEND	
	UP DOWN - RIBB CONDOR 6' EXPOSURE
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM
	6" SINGLEDOWN JOHN STONE FINISH OVER EPS SYSTEM WITH LOOSE JOINTS AS PER DETAIL

GENERAL NOTES	
1	THESE DRAWINGS ARE THE PROPERTY OF PK ARCHITECTURE. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF PK ARCHITECTURE IS STRICTLY PROHIBITED.
2	THESE DRAWINGS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
3	ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS AND THESE DRAWINGS.
4	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5	THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
6	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7	THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
8	ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
9	THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10	ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

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 www.pkarch.com

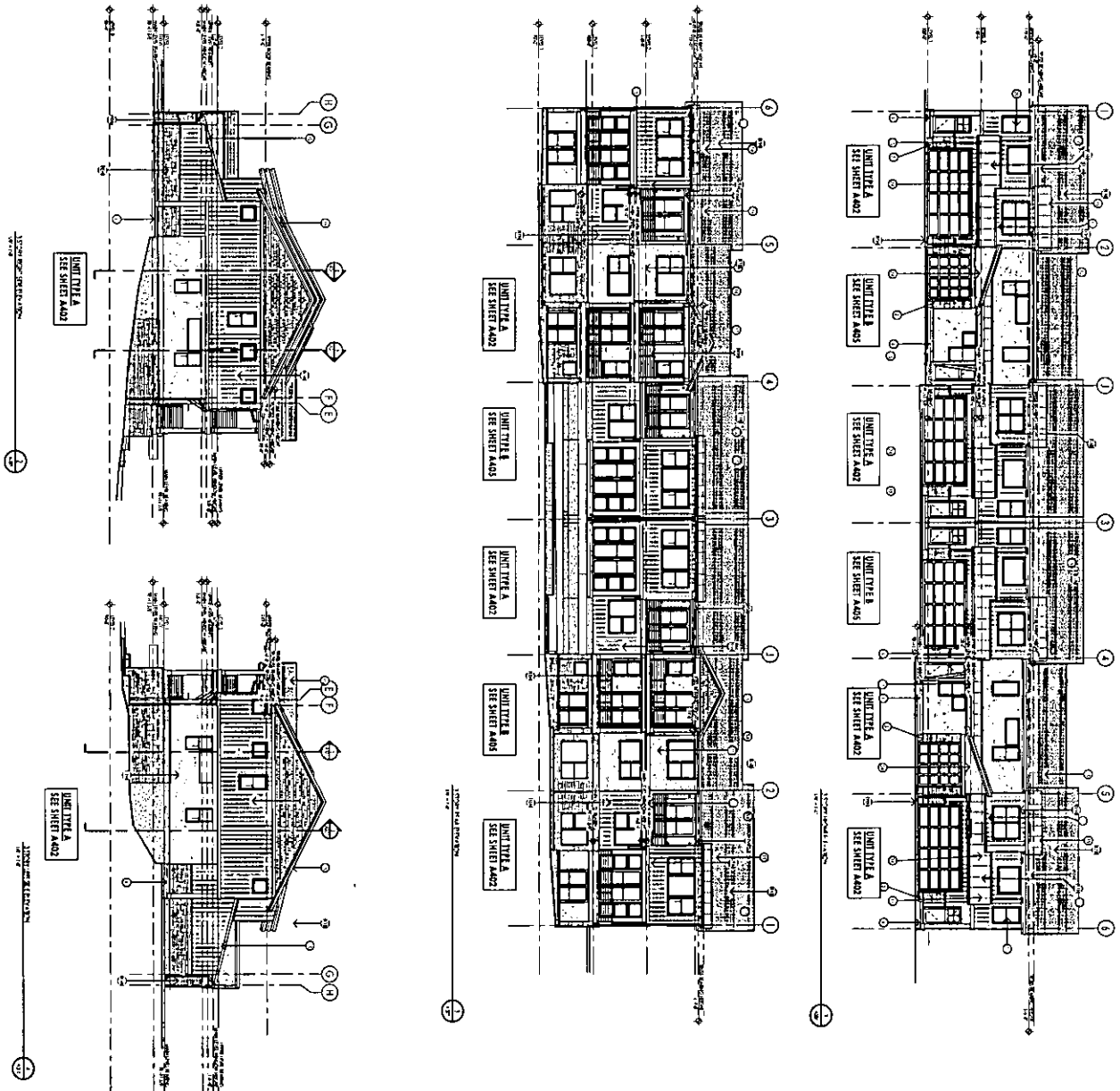
TALONS COVE 6-PLEX

Address

PROJECT NO: 1278  
 DATE: 09/2012

STATUS:             
 SHEET:             
 ELEVATIONS:             
 PK NUMBER:             
**A201**

NO. 1003 3/25/14



**ELEVATION / SECTION MATERIAL LEGEND**

	LAP JONG - IRON GRABER & POCOCKE
	DIRECT APPLIED SYNTHETIC STUCCO SYSTEM
	STAGGERED JOINT STONE BRICK OVER EPS SYSTEM WITH SCORE JOINTS AS PER DETAIL

**NOTES**

1. REFER TO SHEET A100 FOR GENERAL NOTES.
2. REFER TO SHEET A101 FOR GENERAL NOTES.
3. REFER TO SHEET A102 FOR GENERAL NOTES.
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100. REFER TO SHEET A199 FOR GENERAL NOTES.

Scale  
 PROJECT NO. 10206  
 DATE 09/2012  
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 CHECKED BY  
 APPROVED BY  
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 (813) 891-1111  
 www.thinkprk.com

TALONS COVE 6-PLEX

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