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10-279-0001 ADD 1-834 COMMON AREA
0087 PINEHURST PLACE

**DECLARATION OF COVENANTS, CONDITIONS, AGREEMENTS & RESTRICTIONS
FOR
PINEHURST PLACE**

**A SUBDIVISION
IN
LAYTON, DAVIS, STATE OF UTAH**

**PINEHURST PLACE LLC
a Utah Limited Liability Company
DECLARANT**

WHEN RECORDED RETURN TO:

PINEHURST PLACE LLC
Attn: Robert C. Miller
526 North 400 West
North Salt Lake, UT 84054

**DECLARATION OF COVENANTS, CONDITIONS, AGREEMENTS AND RESTRICTION
FOR
PINEHURST PLACE**

THIS DECLARATION OF COVENANTS, CONDITIONS, AGREEMENTS AND RESTRICTIONS ("DECLARATION") is executed by PINEHURST PLACE LLC of 526 North 400 West, North Salt Lake, UT 84054 (the "Declarant") with reference to the following:

RECITALS

A. Declarant is the owner of certain real property commonly known as PINEHURST PLACE (the "Property").

B. Declarant has subdivided the Property into Lots 1-83 lots, Common areas A, B, C & D and facilities to be known as the PINEHURST PLACE SUBDIVISION.

C. The Property is an area of unique natural beauty, featuring distinctive terrain.

D. Since the completion of the Project may be in phases, the completed subdivision will consist of the original phase and all subsequent phases.

E. By subjecting the Property to this Declaration, it is the desire and intention of the Declarant to provide a general plan for development of the land, create a community in which beauty shall be substantially preserved, which will enhance the desirability of living on that real estate subject to this Declaration, and which will increase and preserve the attractiveness, quality and value of the lands and improvements therein.

COVENANTS, CONDITIONS AND RESTRICTIONS

Now, Therefore, for the reasons recited above, the Declarant hereby covenants, agrees and declares that the Property shall be subject to the following covenants, conditions and restrictions:

1. **Definitions.** The following definitions shall apply to this Declaration:
 - a. "Association" shall mean the Pinehurst Place Owners Association ("Association") a non profit corporation created by Declarant.
 - b. "Builder" shall mean an Owner, Declarant or contractor who obtains a construction or occupancy permit for one of more Lots.
 - c. "Board" or "Association Board" shall mean the Board of Directors of the Association.
 - d. "Common Area and Facilities" shall mean all the real property and improvements located within the Property, other than the Lots and the improvements thereon, including without limitation, all

entry signs, monuments and landscaped areas all of which shall be owned and managed by the Association for the common use and enjoyment of all Owners. The Common Area shall be owned by the Association. The Common Area is designated as such on the Plat Map of record with the Davis County Recorder. Without limiting the generality of the foregoing, Common Areas shall include any entry statements, any park, perimeter walls and fencing, and certain designated drainage and sewer easements.

e. "Common Expense" shall mean and refer to all expenses incurred by the Association in maintaining, repairing, and replacing the Common Area and Facilities. These include but are not limited to all insurance premiums for all insurance that the Association is required or permitted to maintain, all expenses incurred in connection with the enforcement of this Declaration, expenses of management; utility charges, including charges for utility services to the Units to the extent not separately metered or billed; all amounts which the Association agrees to pay by written agreement for services or amenities benefiting the Community; legal and accounting fees; any deficit remaining from a previous period; creation or an adequate contingency reserve, major maintenance reserve; creation of an adequate reserve fund for maintenance repairs, all expenses expressly declared to be Common Expenses by this Declaration or the Bylaws of the Association, and all other expenses which the Association is entitled to incur pursuant to the provisions of this Declaration or its Bylaws.

f. "Declarant" shall mean and refer to Pinehurst Place LLC, a Utah limited liability company or its successor or assigns.

g. "Dwelling" shall mean the detached single family residence, or living unit constructed upon a Lot.

h. "Entry" shall mean the entry way into the Subdivision.

i. "Entry Monument" shall mean the monument identifying the subdivision and surrounding landscaping and planter area located at the Entry to the Subdivision.

j. "Lot(s)" shall mean any area of separately defined real property within [subdivision] designated as an individual lot and numbered as Lots 1 through 83.

k. "Management Committee" or "Committee" shall mean and refer to the Management Committee which shall administer this Declaration for and on behalf of the Declarant during the Period of Declarant Control and for the Association thereafter.

l. "Member" shall mean any person(s) holding a membership in the Association.

m. "Open Space" shall mean and refer to the commons, parks, grounds, and open landscaped areas within the Subdivision.

n. "Owner" (when capitalized) shall mean the record holder(s) of legal title to the fee simple interest in any Lot but excluding those persons having such interest merely as security for the performance of an obligation.

o. "Period of Declarant Control" shall mean and refer to a period of time commencing on the date this Declaration is recorded and terminating on the occurrence of the earlier of the following events: (1) four months after 100% of the Dwellings constructed upon Lots owned by the Declarant have been sold to third parties; (2) seven (7) years from the recording date of this Declaration; or (3) when, in its sole discretion, the Declarant so determines to relinquish control by written notice to the Owners.

p. "Plans and Specifications" shall mean and refer to any and all documents designed to guide or control the construction of an Improvement, or alterations, modifications, changes, additions and the like thereto, including without limitation all documents indicating size, shape configuration and/or materials, to be incorporated; all site plans, excavation and grading plans, elevation drawings, floor plans, techniques, samples of exterior colors, plans for utility service, and all other documentation or information relevant to the improvement or proposal in question.

q. "Plat Map" shall mean and refer to the "Record of Survey Map" or Maps of Pinehurst Place, as it may be amended from time to time. The Plat Map will show the location on the Lots.

r. "Project" shall mean the Subdivision.

s. "Recreational, Oversized or Commercial Vehicle" shall mean and refer to any recreational, commercial or oversized vehicle, motor home, tractor, golf cart, mobile home or trailer (either with or without wheels), camper, camper trailer, boat or other watercraft, boat trailer, horse trailer, or any other recreational, oversized or commercial transportation device of any kind.

t. "Parking Pad" shall mean and refer to a cement or concrete, (or other construction material approved by the Management Committee) parking pad constructed or installed on a Lot for the purpose of parking or storing of a Recreational, Commercial, or Oversized Vehicle

u. "Subdivision" shall mean Pinehurst Place Subdivision.

2. Application of Declaration. Declarant hereby declares that the Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved, subject to this Declaration all of which are for the purpose of enhancing and protecting the value and attractiveness of the Property, and the Project, and every part thereof, in accordance with the plan for the improvement, sale, and operation of the Property. All of the limitations, covenants, conditions, restrictions, and easements shall constitute covenants and encumbrances which shall run with the land and shall be perpetually binding upon Declarant, each Lot, each Owner, and their respective successors-in-interest and assigns, and all parties having or acquiring any right, title, or interest in or to any part of the Property or the Project.

3. **Right to Expand Application.** Without any other additional approval required, the Declarant shall have the exclusive, unconditional, and irrevocable right to expand the application of this Declaration to the real property by written amendment to this Declaration duly recorded.

4. **Association, Administration, Membership And Voting Rights**

a. **Organization of Association.** The Association is or shall be incorporated under the name of PINEHURST PLACE OWNERS ASSOCIATION, INC., in accordance with the requirements of the Utah Non-Profit Corporation and Co-operative Association Act, as amended.

b. **Duties and Powers.** The duties and powers of the Association are those set forth in this Declaration, the Articles and Bylaws, together with the general and implied powers of a nonprofit corporation, generally to do any and all things that a corporation organized under the laws of the State of Utah may lawfully do and which are necessary or proper in operating for the peace, health, comfort, safety and general welfare of its Members, subject only to the limitations upon the exercise of such powers as are expressly set forth in this Declaration, the Articles and Bylaws. The Association shall have the authority and standing to pursue all legal and equitable remedies available to enforce the provisions of this Declaration including without limitation:

i. ***Access.*** The power and authority to enter into or upon any Lot to make inspections, evaluations or repairs and to do other work necessary for the proper maintenance and operation of the Subdivision or to enforce this Declaration or the decisions of the Management Committee. Except in the case of an emergency, residents shall be given at least twenty-four (24) hours prior notice before the Management Committee may exercise this power.

ii. ***Budgets, Assessments Common Expenses.*** The power and authority to adopt an annual budget, insure the Common Areas and Facilities, pay all Common Expenses, allocate the Common Expenses among the Owners, assess and bill the Owners for their portion of the Common Expenses, collect Assessments, lien delinquent Property for Assessments and take all other actions necessary or incident thereto.

iii. ***Promulgate Rules.*** The authority to promulgate such reasonable rules and regulations as may be necessary or desirable to aid the Management Committee in carrying out any of its functions, including by way of illustration but not limitation of Pool and Park Rules.

iv. *All Other Acts.* The power and authority to perform any and all other acts, and to enter any other transaction which may be reasonably necessary for the Association Committee to perform its functions and in behalf of the Owners.

v. *No Personal Liability.* Neither the Declarant, any manager or member of Declarant, nor any member of the Board, officer, manager or other employee or committee member of the Association shall be personally liable to any Owner, or to any other person, including the Association, for any damage, loss, claim or prejudice suffered or claimed on account of any act, omission to act, negligence, or other matter, of any kind or nature related to his or her involvement in the affairs of the Association, except for acts of fraud or theft, or acts performed intentionally and with malice. The Association shall indemnify every officer and member of the Board against any and all expenses, including but not limited to attorneys' fees reasonably incurred by or imposed upon any officer or member of the Board in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board) to which he or she may be a party by reason of being or having been an officer or member of the Board. The officers, managers and members of the Board shall not be liable for any mistake of judgment, negligent or otherwise, including any decision to not institute Proceedings except for their own individual acts performed intentionally and with malice and any acts that are ultra vires. The officers, managers and members of the Board shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or members of the Board may also be Owners), and the Association shall indemnify and forever hold each such officer and member of the Board free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall be exclusive of any other rights to which any officer or member of the Board, or former officer or member of the Board, may be entitled. After the Declarant Control Period and the first election of members of the Board by Owners, the Association shall, as a Common Expense, maintain adequate general liability and officer's and director's insurance coverage to fund this obligation.

c. Management of Association. The Association shall be managed by the Management Committee consisting of three (3) persons. Until the expiration of the Period of Declarant Control, the Declarant shall have the exclusive right to appoint the members of the Management Committee. After the Period of Declarant Control, the Owners shall have the right to appoint the members of the Management Committee in accordance with the Articles and bylaws adopted by the Association. The Declarant, during the Period of Declarant Control, or the Management Committee thereafter, may hire a professional management company to administer the affairs of the Association.

d. Membership. The Owner of a Lot shall automatically, upon becoming the Owner of that Lot, become a Member of the Association, and shall remain a Member thereof until such time their ownership ceases for any reason, at which time their membership in the Association shall automatically cease. Membership shall be in accordance with the Articles and Bylaws of the Association.

e. Transferred Membership. Membership in the Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Lot to which it is appurtenant, and then only to the new Owner. Any attempt to make a prohibited transfer is void. In the event the Owner of any Lot should fail or refuse to transfer the membership registered in his name to the purchaser of their Lot, the Association shall have the right to record the transfer upon its books and thereupon the old membership outstanding in the name of the seller shall be null and void.

f. Class of Membership, Voting Requirements. Initially, the Association shall have two different classes of voting membership as follows:

i. Class A. The Class A Members shall be all Owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all persons shall jointly be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

ii. Class B. The Class B member shall be the Declarant and shall be entitled to five (5) votes for each Lot owned; provided that the Class B membership shall terminate and be converted to Class A membership upon the expiration of the Period of Declarant Control, as defined herein.

g. Membership Meeting. Regular and special meetings of Members of the Association shall be held with the frequency, and time and place, as are accordance with the provisions of the Bylaws of the Association.

h. Grant of Proxy and Voting Rights Agreement. Each Owner, upon taking a deed for any Lot or Property in the Project, hereby and automatically grants to Declarant a full proxy to exercise any

and all voting rights of Owner, as a Member of the Association, for an on behalf of Owner until termination of the Period of Declarant Control. Upon termination of Period of Declarant Control, the proxy shall automatically expire and Owner shall thereafter exercise its voting rights in the Association as provided in this Declaration, the Articles and Bylaws. In addition to the foregoing grant of proxy, until the expiration of the Period of Declarant Control, each Owner by accepting a deed to any Lot or Property and becoming a Member of the Association, hereby enters into a voting agreement with Declarant, whereby Owner agrees that during the Period of Declarant Control, Owner shall cast its vote as Declarant casts its vote(s) with respect to any issue presented to the Association for which Owner has a right to vote. This voting agreement between Owner and Declarant shall be irrevocable during the Period of Developer Control. Upon termination of Period of Declarant Control, the voting agreement shall automatically expire and Owner shall exercise it voting rights in the Association as provided in this Declaration, the Articles and Bylaws.

5. **Common Profits, Expenses.** The common profits of the Property shall be credited to, and the Common Expenses shall be charged to the Owners equally.

6. **Assessments.**

a. **Initial Assessment.** An initial assessment ("Initial Assessment") of \$500.00 will levied each time a new Owner (after Declarant) takes title to a Lot within the Project. The Initial Assessment will be used to defray administrative costs and to pay for any improvement repairs owed to the applicable municipality in connection with acceptance of improvements by the relevant municipality. Where applicable, the Association may use all or part of the initial assessment to reimburse Declarant for the costs of any bonds required to cover any damages to the dedicated improvements prior to their acceptance by the relevant municipality. Upon receiving a punch list of corrective items from the municipality, Declarant shall be entitled to reimbursement for all costs incurred by Declarant associated with corrective items on all applicable Lots where bond has been collected from the Initial Assessments collected.

b. **Transfer Fee.** A transfer fee in the amount of \$250.00 (adjusted for inflation from time to time by the Association) will be paid to the Association by the Owner for each transfer of title to a new Owner of a Lot or Dwelling.

c. **Regular Assessments.** Until the end of the Period of Declarant Control, the annual regular assessment ("Regular Assessment") per Lot shall be in such amount as is set forth in the project budget prepared by Declarant, payable in quarterly installments, or such other billing period as the Management Committee determines from time to time. After the expiration of the Period of Declarant Control, the Management Committee shall prepare, determine and fix the amount of the Regular Assessment against

each Member at least sixty (60) days in advance of the start of each fiscal year; provided, however, that the Regular Assessment may not be increased by more than twenty percent (20%) above the Regular Assessment for the immediately preceding fiscal year, without the vote or written assent of a majority of the voting power of the Association. Notwithstanding the foregoing, the Regular Assessment for any unimproved Lot (i.e. a Lot with no Dwelling) shall be 50% of the Regular Assessment for an improved Lot (i.e. a Lot with a Dwelling).

c. Extraordinary Assessments. In addition to the Regular Assessments authorized above, the Management Committee may levy, in any fiscal year, levy an extraordinary assessment ("Extraordinary Assessment") applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area and Facilities, provided, however, that the aggregate Extraordinary Assessment for any fiscal year shall not exceed ten percent (10%) of the budgeted gross expenses of the Association (excluding reserves) for that fiscal year, without the vote or written assent of over sixty percent (60%) of the voting power of the Association. Notwithstanding the foregoing, the Extraordinary Assessment for any unimproved Lot shall be 50% of the Extraordinary Assessment for an improved Lot.

d. Special Assessment. In addition to the Initial Assessment, Regular Assessment and Extraordinary Assessment authorized above, the Management Committee may levy a special assessment ("Special Assessment") (without limitation as to amount or frequency) against an individual Lot and its Owner to reimburse the Association for costs incurred in bringing that Owner and his Lot into compliance with the provisions of this Declaration and the Bylaws, including actual attorneys' fees and costs of the Association.

e. Commencement Of Assessment: Due Dates. The Initial Assessments, Regular Assessment and Extraordinary Assessment (if applicable) for each Lot shall be collected at closing of the sale to an Owner by Declarant. Regular Assessments shall be prorated through the end of the calendar year in which the Lot is acquired. Due dates of Assessment shall be the first day of each calendar quarter or such other billing period as the Management Committee may determine from time to time. No notice of such assessment shall be required other than an annual notice setting forth the amount and due date of the assessment.

f. Obligation to Pay Assessments. No Owner may exempt himself or herself from liability for assessments by non-use of Common Area, abandonment of his or her Unit, or non-use of services provided to all Units or to all Units to within the Service Area to which the Unit is assigned. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off shall be claimed or allowed for any alleged failure of the Association or Board to take some action or perform some function required of it, or for

inconvenience or discomfort arising from the making or repairs or improvements, or from any other action it takes.

g. **Reserve Funds.** The Association shall establish and maintain a reserve fund for repairs and replacement of the landscaping or other Improvements by the allocation any payment monthly to such reserve fund in an amount to be designated from time to time by the Board.

h. **Exempt Property.** The following property shall be exempt from payment of the Annual Assessments and Special Assessments.

a. All Common Area and such portions of the property owned by the Declarant or any Declarant Affiliate as are included in the Area of Common Responsibility;

b. All Units or portions of the Property owned by the Declarant and the Declarant Affiliates;

c. Any property dedicated to and accepted by and governmental authority, public school, public utility;

d. Property owned by the Association; and

e. Any property owned by any religious organization or house of worship.

f. In addition, the Association may, by resolution, grant exemptions to certain Persons qualifying for tax-exempt status under Section 501(c) of the Internal Revenue Code so long as such Persons own property subject to this Declaration for purposes listed in Section 501(c) of the Internal Revenue Code.

h. **Use of the Funds.** Subject to the terms of this Declaration, the use of any funds generated from the assessment described in this Section shall be at the sole discretion of the Association.

i. **Budget Deficits During Declarant Control Period.** During the Declarant Control Period, Declarant or an affiliate of Declarant may advance funds to the Association sufficient to satisfy the deficit, if any, between the actual operating expenses of the Association (but specifically not including an allocation for capital reserves) and the sum of the Annual Assessments and Special Assessments collected by the Association in any fiscal year, and such advances shall be evidenced by promissory notes from the Association in favor of Declarant or an affiliate of Declarant.

7. **Architectural and Related Issues.** Since aesthetics, the integrity and harmony of the original design, and the quality of construction and materials throughout the Subdivision is important, all architectural designs, plans, specification, construction materials, and construction must be (a) reviewed and approved by the Management Committee or its designee and (b) consistent with the restrictions set forth herein governing the Subdivision.

a. **Architectural Review and Approval.** Until the expiration of the Period of Declarant Control, the Management Committee has the sole right and exclusive authority to resolve all architectural issues and may, in its sole discretion, designate one or more persons from time to time to act on its behalf in reviewing applications hereunder as the Management Committee, which before the termination of the Period of Declarant Control shall consist of three individuals, appointed by Declarant, and after the Period of Declarant Control may consist of (a) a single individual, architect or engineer, or (b) a committee comprised of architect, engineers or other persons who may or may not be Owners, or (c) a combination thereof. Powers may be delegated by the Management Committee, provided any such delegation shall specify the scope of responsibilities delegated, and, prior to the termination of the Period of Declarant Control, shall be subject to the irrevocable right of Declarant to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated and/or to any decision which Declarant determines, in its sole discretion, to be inappropriate or inadvisable. The initial Management Committee will be made up of Bruce Robinson, Robert Miller and Tony Coombs, who shall serve until such time as their successors are qualified and appointed. Members serving on the Management Committee shall be appointed or elected to serve two (2) year terms. Any member of the Management Committee who fails on three (3) successive occasions to attend regularly scheduled meetings or who has failed to attend a least twenty-five percent (25%) of all regularly scheduled meetings held during any twelve (12) month period shall automatically forfeit his seat. Except for members of the Management Committee appointed by the Declarant prior to the termination of the Period of Declarant Control, members of the Management Committee may be removed at any time by the affirmative vote of a majority of the Owners. Unless he forfeits or otherwise loses his seat as herein provided, a member shall serve on the Management Committee until his successor qualifies and is properly appointed by the Declarant or, after the termination of the Period of Declarant Control, is elected by a majority vote of the Owners. Members of the Management Committee shall not be compensated for their services, although they may be reimbursed for costs advanced.

b. **Construction Cleaning and Design Review Deposit.** Concurrent with submittal of the proposed home plans for each Lot, each Owner (Declarant is exempt) shall be required to pay Construction Cleaning and Design Review Deposit (the "Deposit") in the amount of three hundred dollars (\$300.00) to the committee before any home plans shall be reviewed or approved by the Committee. The Deposit will be held and used by the Committee as set forth in this Section. Upon completion of the construction of improvements upon the Owner's lot, the Owner shall be entitled to a refund of One Hundred Dollars (\$100.00), provided that the Lots and public improvements adjacent to the Owner's Lot are free of construction debris and damage resulting from construction on Owner's Lot. Said Owner shall

be required to cause said adjacent Lots and public improvements to be free from construction debris and damage and no refund shall be made until the Owner has so complied. In the event such Owner shall not so comply, then the Committee shall be entitled to use said funds in payment of costs and expenses incurred to do so. In the event that the cost of removal of said construction debris and/or repair of damage is in excess of One Hundred Dollars (\$100.00) then any such amount in excess of One Hundred Dollars (\$100.00) shall constitute a Maintenance Charge that is subject to repayment by the Owner of the applicable Lot. The balance of the deposit shall be retained by the Committee to pay costs and expenses incurred in reviewing plans, including payment to consultants, architects, planners or members of the Committee.

8. **Common Utilities.** The Declarant may elect to provide common water and power utility services through a meter or meters on an individual Lot or Lots. Each such Owner agrees, by accepting a deed or other document of conveyance to such Lot, to provide those common water and power utility services to the Common Area and Facilities not separately metered and billed to the Association by the provider; providing, however, in such circumstances the Owner of each such Lot shall be entitled to the following credits:

a. **Water.** A monthly credit an amount equal to the difference between the water bill for each such Lot and the average water bill for all of the other Lots in the Project; and

b. **Power.** A monthly credit in an amount equal to the greater of (1) \$5.00 or (2) a sum equal to the number of watts in a light bulb, multiplied by the Kilowatt rate of the local power company, multiplied by 4,000, divided by 1,000 and divided by 12.

9. **Insurance.** If deemed reasonably available, the Management Committee may elect to purchase adequate liability and directors and officers insurance, and a fidelity bond.

10. **Procedures for Approval of Plans and Specifications.** Architectural designs, plans and specifications showing the nature, kind, shape, color, size, materials, and location of all proposed structures and improvements shall be submitted to the Management Committee for review and approval (or disapproval). In addition, information concerning irrigation systems, drainage, lighting, landscaping and other features of proposed construction shall be submitted as applicable. In reviewing each submission, the Management Committee may consider the proposed design, harmony of external design with existing structures and the common scheme, the location in relation to surrounding structures, topography, finish grade and elevation, among other things. Decisions of the Management Committee may be based on purely aesthetic considerations. Each Owner acknowledges that opinions on aesthetic

maters are subjective and may vary as Management Committee members change over time. In the event that the Management Committee fails to approve or to disapprove any application within thirty (30) days after submission of all information and materials reasonably requested, the application shall be deemed approved; provided, however, anything to the contrary notwithstanding, no Dwelling shall be constructed or altered unless it meets the following minimum requirements:

- a. One-Story dwellings shall be a minimum of 1,600 finished square feet.
- b. Two-Story dwellings shall be a minimum of 2,000 finished square feet
- c. The height of the Dwelling shall not exceed two stories above ground.
- d. No slab on grade Dwellings are permitted.
- e. With the prior written consent of the Management Committee, a basement is required for each Dwelling.
- f. Without the prior written consent of the Management Committee, each Dwelling shall have a private garage for not less than two motor vehicles.
- g. The Dwelling exteriors, in their entirety, must consist of either maintenance-free stucco, masonry or Hardyboard siding, unless another construction material is approved by the Management Committee in writing. A masonry wainscot will be required on the front elevation in addition to two full front panels. No aluminum or vinyl is permitted.
- h. Any detached accessory building must conform in design and materials with the primary residential Dwelling.
- i. All front yards of Lots shall be fully landscaped within one (1) year of the closing on the transaction. Landscaping and all grading and drainage shall be designed in such a way to control water run-off so that any Lot within the Subdivision will not be adversely affected by another. Furthermore, the grades initially established by the Management Committee or Declarant may not be altered without the prior written consent of the Management Committee. All landscaping must conform to the Landscaping Guidelines as adopted by the Management Committee from time to time.
- j. Any trees planted within public rights-of-way shall comply with Layton City's ordinances and Approved Tree Species List (if applicable and/or required). Each owner must plant a minimum of two 2-inch caliber trees in the front yard or park strip found on the above referenced Layton City Approved Tree Specie within the prescribed time allotted to complete the initial landscaping requirements.
- k. No fence or similar structure shall be built in any front yard to a height in excess of four (4') feet, nor shall any fence or similar structure be built in any side or rear yard in excess of six (6') feet. Chain link fencing is not allowed. Natural wood, vinyl or masonry fencing is permitted. Any fencing or similar structure using other construction materials requires the prior written approval of the Management

Committee. If there is a dispute as to what constitutes the front, side or rear yards, the decision of the Management Committee shall be final, binding and conclusive.

l. Except for purposed of loading or unloading passengers or supplies (for a period not to exceed twenty-four (24 hours), all Recreational, Commercial or Oversized Vehicles must be parked in the side yard of a lot on a Parking Pad behind a Parking Pad Fence so as not to be visible from the street or any other Lot.

m. Designs submitted for approval shall be limited to those prepared by architects or by qualified residential designers of outstanding ability whose previous work may be reviewed as part of the process.

11. Preliminary Architectural Drawings, Plans and Specifications. The Management Committee may require, as a minimum, the following:

a. Plot plan to scale of entire site with buildings located and elevation of floors shown above or below a designated point on the street.

b. Floor plans of each floor level to scale.

c. Elevations to scale of all sides of the Dwelling.

d. One major section through Dwelling.

e. A perspective (optional).

f. Specifications of all outside materials on the exterior of the Dwelling.

12. Final Plans and Specifications and working Drawings. The Management Committee may require, as a minimum, the following:

a. Plot plans to scale showing the entire site, building, garages, walks, drives, fence, carriage lights, retaining walls, with elevations of the existing and finished garage grade and contours including those at the outside corners of the buildings and at adjacent property lines and street fronts, and elevations of floors from a designated point on the street.

b. Detailed floor plans.

c. Detailed elevations, indicating all materials and showing existing and finished grades.

d. Detailed sections, cross and longitudinal.

e. Details of cornices, porches, windows, doors, garages, garden walls, steps, patios, fences, carriage lights, etc. Specifications shall give complete description of materials to be used with supplements, addenda or riders noting the colors of all materials to be used on the exterior of the Dwelling.

13. **No Waiver of Future Approvals.** The approval of the Management Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of such Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whatever subsequently or additionally submitted for approval or consent.

14. **Variance.** The Management Committee may authorize variances from compliance with any of the architectural guidelines when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with its duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of this Declaration, or (c) estop the Management Committee from denying a variance in other circumstances. For purposes of this Section, the inability of obtain approval of any governmental agency, the issuance of any permit or the terms of financing shall not be considered a hardship warranting a variance.

15. **Limitation of Liability.** Neither the Declarant nor the Management Committee, or any of their employees, agents, representatives or consultants shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the provisions of this Declaration, nor for any structural or other defects in any work done according to such plans and specifications. By accepting a deed or other document of conveyance to a Lot, each Owner agrees to and shall defend, indemnify, save and hold the Declarant and the Management Committee, and their employees, agents, representatives or consultants, harmless from any and all loss, damage or liability they may suffer, including defense costs and attorney fees, as a result of any claims, demands, actions, costs, expenses, awards or judgments arising out of their review or approval of architectural designs, plans and specifications.

16. **Enforcement of Architectural Guidelines.** Any construction, alteration, or other work done in violation of this Declaration shall be considered to be non-conforming. Upon written request from the Management Committee an Owner shall at his own cost and expense remove such non-conforming construction, alteration, or other work and shall restore the land to substantially the same condition as existed prior to the non-conforming construction, alteration, or other work. Should an Owner fail to remove and restore as required hereunder, the Management Committee shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as existed prior to the construction, alteration or other work, without being deemed to be a trespasser.

17. **Contractors.** Any contractor, subcontractor, agent, employees, or other invitee of an Owner who fails to comply with the terms and provisions of this Declaration may be excluded by the Management Committee from the Subdivision, subject to the notice and the opportunity to be heard. In the event of sanctions after notice and hearing, neither the Management Committee, the Declarant, nor their employees, agents, representatives or consultants shall be held liable to any person for exercising the rights granted by this Section.

18. **Use Restrictions and Nature of the Project.** The Lots are subject to the following use restrictions which shall govern both the architecture and the activities within the Subdivision:

a. **Private Residence.** No Lot shall be used except for residential purposes and all residents shall be obligated by the following requirements: no temporary structure including trailers, tents, shacks, garages, barns or other outbuildings shall be used on a Lot at anytime. No Dwelling shall be rented on a seasonal basis or for hotel or transient use. Individual rooms may not be rented to separate persons. The initial term of any lease shall be at least six (6) months. All leases shall be in writing.

b. **Business Use.** No commercial trade or business may be conducted in or from any Dwelling unless: (1) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Dwelling; (2) the business activity conforms to all zoning requirements for the Subdivision; (3) the business activity does not involve persons coming onto the Subdivision who do not reside in the Subdivision or door-to-door solicitation or residents of the Subdivision; and (4) the business activity is consistent with the residential character of the Subdivision and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Subdivision, as may be determined in the sole discretion of the Management Committee. Notwithstanding the foregoing, the leasing of a Dwelling shall not be considered a trade or business within the meaning of the subsection.

c. **Storage and Parking of Vehicles.** The driving, parking, standing, and storing of motor vehicles in, on or about the Subdivision shall be subject to the following:

i. The parking rules and regulations adopted by the Management Committee from time to time;

ii. No motor vehicle or trailer, including but not limited to any car, 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 driveway or Dwelling or to create an obstacle or potentially dangerous condition.

iii. No Resident shall repair or restore any vehicle of any kind in, on or about any Lot, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

- iv. 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.
 - v. All garages shall be used primarily for the parking and storage of vehicles.
 - vi. Daytime parking on the street is allowed.
 - vii. Overnight parking on the street is not allowed.
 - viii. All motor vehicles parked so as to be visible from the street or another Lot must be undamaged (less than \$1,000.00) to repair, in good mechanical condition, registered, and licensed.
 - ix. Except as otherwise expressly permitted, motor vehicles may not be "stored" so as to be visible from the street or another Dwelling.
 - x. Recreational, Commercial, and Oversized Vehicles may be stored on a Parking Pad provided (a) it is located in a side yard behind the houseline or in the rear of the Lot, and (b) it is in running condition and properly licensed.
 - xi. Vehicles parked in violation of this Declaration may be immobilized, impounded, or towed by the Management Committee or its designee without further notice and at the owner's sole risk and expense.
- d. Maintenance. All Lots and Dwellings shall be kept by the Owner in good repair and maintenance and in a clean, safe, sanitary and attractive condition.
- e. Garbage and Refuse Disposal. No Lot shall be used as a dumping ground. All trash, garbage, debris, rubbish or other waste shall be kept in a sealed, sanitary bag or container, and stored out of sight except for a twenty-four (24) hour period and on pick-up days.
- f. Aerials, Antennas, and Satellite Systems. No aerials, antennas, satellite dishes or systems shall be erected, maintained or used in, on or about any Dwelling, outdoors and above ground, whether attached to or on top of any building, structure, Dwelling, outdoors, within the Subdivision without the prior written consent of the Declarant or Management Committee, which shall not be unreasonably withheld. In making its decision, the Declarant and/or Management Committee shall abide by and be subject to all relevant local, state and federal laws, including but not limited to all FCC guidelines, rules and regulations as they may be amended or supplemented from time to time. Insofar as is reasonably possible without impairing reception, satellite dishes, aerials and antennae shall be positioned so they are screened from view from the street.
- g. Animals and Pets. The keeping of animals other than those ordinarily kept as family pets within the Subdivision is forbidden. No pets, animals, livestock or poultry of any kind shall be bred in,

on or about the Project. Up to two domestic pets per Dwelling are allowed; provided, however, all pets must be properly licensed and registered (if required) with the appropriate governmental agencies and follow all applicable local ordinances. Pets may not create a nuisance. The following acts of an animal may constitute a nuisance: (1) it causes damage to the property of anyone other than its owner; (2) it causes unreasonable fouling of the air by odors; (3) it causes unsanitary conditions; (4) it defecates on any common area and the feces are not immediately cleaned up by the responsible party; (5) it barks, whines or howls, or makes other distributing noises in an excessive, continuous or untimely fashion; (6) it molests or harasses passersby by lunging at them or chasing passing vehicles; (7) it attacks people or other domestic animals; (8) it otherwise acts so as to bother, annoy or disturb other reasonable residents or interferes with their right to the peaceful and quiet enjoyment of their property; or (9) by virtue of the number of pets maintained, they are offensive or dangerous to the health, welfare or safety of other residents. Pets in the Subdivision at large must be behind a fence, in a cage or on a leash and under the control of a responsible person.

h. Laws. Nothing shall be done or kept in, on or about any Lot 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.

i. Damage or Waste. Each Owner shall repair any damage he or any other residents, guests, or invitees of his Lot may cause to another Owner, Lot or Dwelling, and promptly restore the property to its original condition.

j. Signs. No signs, billboards or advertising structures or devices of any kind may be built, installed or displayed on the Property or any Lot except for a single sign with a maximum size of 2'x2' for specific purpose of advertising the sale or rental of a Dwelling; provided, however, this restriction does not apply to and is not binding upon the Declarant, who may use whatever signs it deems necessary for its construction and marketing activities.

k. Zoning. All land use and building shall be in compliance with all zoning and land use ordinances as well as all regulations of the municipalities and agencies governing the Subdivision land use and buildings.

l. Landscaping. All landscaping, grading, and drainage of the land in each Lot shall be completed strictly in accordance with the Landscape Guidelines adopted by the Declarant or the Management Committee, and so as to comply with and not impair all Davis County Ordinances and flood control requirements.

m. Easements. Easements and rights of way for the installation and maintenance of utilities, drainage systems and facilities, and irrigation are reserved, as set forth herein and in the legal descriptions of the Property. Within these easements and rights of way, no structure, planting or other materials shall

be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in, on or about the easements and rights of way, or which may obstruct or retard the flow of water through the drainage channels in the easements and rights of way. The easement and right of way of each Lot and all improvements within said area shall be maintained continuously by their Owners, excepting those improvements for which a public authority or utility company is expressly responsible.

n. Slope and Drainage Control. No structure, plant, improvement or other material may be placed or permitted to remain, or other activities undertaken which may damage or interfere with established Lot ratios, create erosion or sliding problems, or which may change the direction of flow of drainage channels, or obstruct or retard the flow of water through the channels. The slope control area of each Lot and all improvements therein shall be maintained continuously by the Owner of the Lot, excepting those improvements for which a public authority or utility company is expressly responsible. It shall be the responsibility of the Owner to see that his Lot strictly conforms with the grading and drainage plan established by the Declarant and Davis County.

o. Nuisances. No noxious or offensive activity shall be carried on, in or about the Property, nor shall anything be done or permitted thereon which may be or may become an annoyance, disturbance, bother or nuisance to the neighborhood, or which might interfere with the right of other residents to the quiet and peaceful enjoyment of the property.

p. Temporary Structures. No structure of a temporary nature or character, including but not limited to any trailer, shack, shed, tent, garage, barn or other out-building shall be used on any Lot at any time as a residence.

q. Fines. After written notice of the violation and a hearing, the Management Committee may fine or otherwise sanction an Owner for his failure to comply with this Declaration or any rules and regulations adopted by the Management Committee from time to time.

r. Declarant's Sales Program. Notwithstanding anything to the contrary, until the termination of the Period of Declarant Control neither the Owners nor the Declarant shall interfere or attempt to interfere with the Declarant's completion of improvements and sale of all its remaining Lots and Dwellings, and Declarant shall have the following rights in furtherance of any sales, promotions or other activities designed to accomplish or facilitate the sale of all Lots and Dwellings owned by it:

i. *Sales Office and Models.* Declarant shall have the right to maintain (1) or more sales offices and one (1) or more model Lots, Homes or Dwelling at any one time. Such office and/or models may be one or more of the Lots owned by it, or one or more of any separate structures or facilities placed on the Property for the purpose of aiding Declarant's sales effort, or any combination of the foregoing;

ii. *Promotional.* Declarant shall have the right to maintain a reasonable number of promotional, advertising and/or directional signs, banners or similar devices at any place or places on the Property.

iii. *Relocation and Removal.* Declarant shall have the right from time to time to locate or relocate any of its sales offices, models, or signs, banners or similar devices, but in connection with each such location or relocation shall observe the limitations imposed by the preceding portion of this Section. Within a reasonable period of time after the happening of the occurrence, Declarant shall have the right to remove from the Subdivision any signs, banners or similar devices and any separate structure or facility which was placed on the Property for the purpose of aiding Declarant's sales effort.

s. Limitation on Improvements by the Management Committee. Until the termination of the Period of Declarant Control, neither the Owners nor the Declarant shall, without the written consent of Declarant, make any improvement to the Subdivision or alteration to any improvement created or constructed by Declarant.

19. Debt Collection. An assessment, fine or other monetary obligation imposed upon an Owner under this Declaration is a debt of the Owner at the time it is made and is collectable as such. Suit to recover a personal judgment for unpaid fines is maintainable by the Association without foreclosing or waiving the lien securing it. If any Owner fails or refuses to make any payment of a fine when due, that amount constitutes a lien on the interest of the Owner in the Property, and upon the recording of notice of lien, it is a lien on the interest of the Owner's interest in the Property prior to all other liens and encumbrances, recorded or unrecorded, except (a) tax and special assessments on the Lot in favor of any assessing unit or special improvement district; and (b) encumbrances on the interest of the Owner recorded prior to the date such notice is recorded which by law would be a lien prior to subsequently recorded encumbrances. The lien may be foreclosed in the same manner as a deed of trust under Utah law.

a. Late Fees. A late fee of \$20.00 may be charged on all payments due under this Declaration received more than ten (10) days after they were due.

b. Finance Charge. A finance charge of 1.5% per month may be assessed on the outstanding balance of all delinquent amounts owing under this Declaration. 6.7

20. Transfer Of Lot By Sale Or Foreclosure. The sale or transfer of any Lot shall not affect any Assessment lien, or relieve the Lot from any liability therefore, whether the lien pertains to payments becoming due prior or subsequent to such sale or transfer. Notwithstanding the foregoing, the sale or

transfer of any Lot pursuant to foreclosure or by deed in lieu of foreclosure of a recorded first mortgage given in good faith and for value, without notice, shall extinguish the lien of all such Assessments as to payments which became due prior to such sale or transfer (except for Assessment liens arising prior to recording of the mortgage). Sale or transfer pursuant to mortgage foreclosure shall not, however, affect the personal liability of the prior record Owner(s) for unpaid Assessments. In a voluntary conveyance of a Lot, the grantee of the same shall be jointly and severally liable with the grantor for all unpaid Assessments by the Association against the grantor up to the time of the grant or conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefore. However, any such grantee shall be entitled to a statement from the Board, setting forth the amount of the unpaid Assessments due the Association, and such grantee shall not be liable for, nor shall the Lot conveyed be subject to a lien for, any unpaid Assessments made by the Association against the grantor in excess of the amount set forth in the statement; provided, however, the grantee shall be liable for any such Assessment becoming due after the date of any statement.

21. Declarant's Rights Assignable. All of the rights of Declarant under this Declaration may be assigned or transferred either by operation of law or through a voluntary conveyance, transfer or assignment. Any Mortgage covering all Lots or Dwellings in the Subdivision title to which is vested in Declarant shall, at any given point in time and whether or not such Mortgage does so by its terms, automatically cover, encumber, and include all of the then unexercised or then unused rights, powers, authority, privileges, protection and controls which are accorded to Declarant (in its capacity as Builder) herein.

22. Interpretation. To the extent Utah law is consistent with this Declaration, such provisions shall supplement the terms hereof and are incorporated herein. The captions which precede the Articles and Sections of this Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is construed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the term "shall" is mandatory and the term "may" is permissive, the whole shall include any part thereof, and any gender shall include both genders. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof.

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

Lot, the Subdivision or the Property, and their respective grantees, transferees, heirs, devisees, personal representative, successors, and assigns. Each Owner or resident of a Lot shall comply with, and all interest in all Lots shall be subject to, the terms of this Declaration and the provisions of any rules, regulations, agreements, instruments, supplements, amendments, and determinations contemplated by this Declaration. By acquiring any interest in a Lot, the party acquiring such interest consents to, and agrees to be bound by, each and every provision on this Declaration.

24. Reservation of Rights.

a. Withdrawal of Property. During Development and sale period, the Declarant may amend this Declaration to remove any unimproved portion of the Community from the coverage of this Declaration, provided such withdrawal does not reduce the total number of Units then subject to the Declaration by more than 10%. "Unimproved" means that no permanent structure has yet been completed on the property. Such amendment shall not require the consent of any Person other than the Owner(s) of the property to be withdrawn, if not the Declarant. If the property is Common Area, the Association shall consent to such withdrawal.

b. Marketing and Sales Activities. Notwithstanding anything in the Governing Documents to the contrary, during the Development and sale period the Declarant and its designees or assigns may construct, use, and maintain upon portions of the Common Area and other property they own, such facilities and activities as, in the Declarant's opinion, may reasonably be required, convenient, or incidental to the construction or sale of Units. Such permitted facilities and activities shall include business offices, signs, flags (whether hung from flag poles or attached to a structure), model homes, sales offices, holding or sponsoring events, and exterior lighting features or displays. In addition, if reasonably required, convenient, or incidental to construction or sales activities, the Declarant and its employees, agents, and designees may park vehicles in designated parking areas.

c. Right to Make Improvements, Replat. During the Development and sale period, the Declarant and its employees, agents and designees shall have a right of access and use and an easement over and upon all of the Common Area for the purpose of making, construction, and installing improvements on the Common Area as it deems appropriate. In addition, during the Development and sale period, the Declarant may replat property that is or a Declarant Affiliate owns and converts Units it or a Declarant affiliate owns in the Common Area.

d. Right to Approve Changes in the Community Standards. During the Development and Sale Period, no amendment to or modification of any Rules or design guidelines shall be effective without prior notice to and the written approval of the Declarant.

e. Additional Covenants and Restrictions. During the Development and Sale Period, no one other than the Declarant or a Declarant Affiliate may record and additional covenants or restrictions affecting any portion of the Community without the Declarant's written consent. Any instrument recorded without the required consent shall be void and of no force and effect.

f. Exclusive Rights to the Name of Development. No Person shall use the name of the Community or any derivative of such name or in any logo or depiction associated with the Community in any printed or promotional material without the Declarant's prior written consent. However, Owner may use the name of the Community in printed or promotional matter where such term is used solely to specify that particular property is located within the Community.

g. Community Systems. The Declarant reserves for itself, Declarant Affiliates, and its respective successors and assigns, a perpetual right and easement over all property in the Community to install and operate such Community Systems as the Declarant, in its discretion, deems appropriate to serve any portion of the Community. Such right shall include, without limitation, the Declarant's right to select and contract with companies licensed to provide telecommunications, cable television, and other Community System services in the region. The Declarant also has the right to charge individual users a reasonable fee not to exceed the maximum allowable charge for such service, as from time to time is defined by the laws, rules, and regulations of the relevant governing authority, if applicable. Notwithstanding the above, there is no guarantee or representation that any particular Community will be made available.

h. Easement to Inspect and Right to Correct. The Declarant reserves for itself and others it may designate the right, but not the obligation, to inspect, monitor, test, redesign, and correct any structure, improvement, or condition that may exist on any portion of the property within the Community, including Units, and a perpetual nonexclusive easement of access throughout the Community, including Units, and a perpetual nonexclusive easement of access throughout the Community to the extent reasonably necessary to exercise such right. Except in an emergency, entry onto a Unit shall be only after reasonable notice to the Owner, and no entry into an enclosed structure shall be permitted without Owner's consent. The person exercising this easement shall promptly repair, at such person's own expense, any damage he

or she causes. Nothing in this paragraph shall relieve an Owner of the responsibility for the maintenance and repair of his or her Unit..

i. Right to Notice of Design or Construction Claims. No person shall retain an expert for the purpose of inspecting the design or construction of any structures or improvements within the Community in connection with or in anticipation of any potential or pending claim, demand, or litigation involving such design or construction unless the Declarant and any builder involved in the design or construction have been first notified in writing and given an opportunity to meet with the owner of the property to discuss the owner's concerns and conduct their own inspection.

j. Development of Open Space. Plans for the Community identify or may identify certain areas as "Open Space." Declarant shall have the right, in its discretion, to determine appropriate uses for, or improvements that may be constructed on, such Open Space areas. In addition, for any Open Space owned by the City, the County, or an SSD, such entity shall have the right, with the approval of Declarant, to determine appropriate uses for, or improvements that may be constructed on such Open Space. Appropriate uses or improvements may include, without limitation, signage, walls, landscaping, conservation, drainage, parks, green areas, pathways, or cellular towers. Open Space areas may be owned and maintained by the Association, the City, the County, the SSD, or the Council.

k. Right to Use Common Area for Special Events. As long as Declarant or a Declarant Affiliate owns any property, Declarant may use the Common Area to sponsor special events for charitable, philanthropic, political, or marketing purposes, subject to the following conditions:

- i. The availability of the facilities at the time requested;
- ii. Declarant shall pay all costs and expenses incurred and shall indemnify the Association against any loss or damage resulting from the special event.
- iii. Declarant shall return the facilities and personal property used in conjunction with the special event to the Association in the same condition as existed prior to the special events; and
- iv. Declarant shall have the right to assign its rights to charitable organizations or foundations selected by Declarant. Declarant's right to use the Common Area for special events shall be enforceable by injunction, by any other remedy in law or equity, and by the terms of this Declaration.

l. Right to Storm water Runoff. Declarant reserves for itself and its designees and its assigns all rights to ground water, surface water, and storm water runoff located within the Community, and each Owner agrees, by acceptance of a deed to a Unit, that Declarant shall retain all such rights. Such rights shall include the reservation of an easement over the Community for access, and for installation and maintenance of facilities and equipment to capture and transport such water, and runoff. All such water shall be available for use by Declarant, the Association, the Council, the City, and/or an SSD for irrigation, fire protection, and similar purposes, as such right of use may be designated by the Declarant from time to time. Declarant may establish programs for reclamation of storm water runoff and wastewater for appropriate uses within or outside the Community and may require Owners and occupants of Units to participate in such programs to the extent reasonably practical. No Owner or occupant of a Unit shall have any right to be compensated for water claimed or reclaimed from his or her Unit. This Section may not be amended without Declarant's consent, and the rights created in this Section shall survive termination of this Declaration.

m. Right to Transfer or Assign the Declarant's Rights. Any or all of the Declarant's special rights and obligations set forth in this Declaration or the Bylaws may be transferred in whole or in part to other Persons. However, such a transfer shall not reduce an obligation or enlarge a right beyond that which Declarant has under this Declaration or the Bylaws. No such transfer or assignment shall be effective unless it is in a recorded instrument the Declarant signs. The foregoing sentence shall not preclude the Declarant from permitting other Persons to exercise, on a one-time or limited basis, any right reserved to the Declarant in this Declaration where the Declarant does not intend to transfer such right in its entirety. In such case, it shall not be necessary to record any written assignment unless necessary to evidence the Declarant's consent to such exercise.

n. Surface Water Drainage and Grading Easement. Exclusive of the portion of each Lot that is occupied by a Residence, the Association hereby reserves an easement allowing, but not requiring, the Association and its agents to enter onto each Lot for the purpose of installing, creating, grading, re-grading, maintaining, repairing, correcting, altering and restoring surface water drainage flows and surface water drainage systems. No Person shall alter, obstruct or redirect the final grade of a Lot or the drainage of surface water from a Lot without the prior written consent of the Association.

RESERVATION OF ADDITIONAL RIGHTS

Declarant's Reserved Rights. Any other provision herein notwithstanding, Declarant reserves, in its sole discretion, the following developmental rights and other special Declarant's rights, on the terms and conditions and subject to the expiration deadlines, if any, set forth below:

Right to Complete Improvements and Construction Easement. Declarant reserves, for a period terminating on the fifteenth (15th) anniversary of Recordation of this Declaration, the right, in Declarant's sole discretion, to complete the construction of the Improvements of the Community and an easement over the Community for such purpose; provided, however, that if Declarant still owns any property in the Community on such fifteenth (15th) anniversary date, then such rights and reservations shall continue for one additional successive period of sixty (60) months thereafter. Any damage to any Unit of the Common Areas caused by Declarant or its agents in the use of exercise of said right and/or easement shall be repaired by and at the expense of Declarant.

Exercise of Development Rights. Declarant reserves the right to add or withdraw property from the Community.

Offices, Model Homes and Promotional Signs. Declarant reserves the right to maintain signs, sales and management offices, and models in any Unit owned or leased by Declarant in the Community, and signs anywhere on the Commons Areas, for so long as Declarant owns or leases any Unit.

Appointment and Removal of Directors. Declarant reserves the right to appoint and remove the members of the Board as set forth in this Declaration.

Amendments. Declarant reserves the right to amend this Declaration from time to time, as set forth in detail, above, during the time periods set forth therein.

Easements. Declarant has reserved certain easements, and related rights, as set forth in this Declaration.

Other Rights. Declarant reserves all other rights, powers, and authority of Declarant set forth in this Declaration.

Restriction of Traffic. Declarant reserves the right, until the Close of Escrow of the last Unit in the Community, to unilaterally restrict and/or re-route all pedestrian and vehicular traffic within the Community, in Declarant's sole discretion, to accommodate Declarant's construction activities and sales

and marketing activities; provided that no Unit shall be deprived of access to a dedicated street adjacent to the Community.

Exempt of Declarant. Notwithstanding anything to the contrary in this Declaration, the following shall apply:

Nothing in this Declaration shall limit, and no Owner or the Association shall do anything to interfere with, the right of Declarant to complete excavation and grading and the construction of Improvements to and on any portion of the Community, or to alter the foregoing and Declarant's construction plans and designs, or to construct such additional Improvements as Declarant deems advisable in the course of development of the Community, for so long as any Unit owned by Declarant remains unsold.

This Declaration shall in no way limit the right of Declarant to grant additional licenses, easements, reservations and rights-of-way to itself, to governmental or public authorities (including without limitation public utility companies), or to others, as from time to time may be reasonably necessary to the proper development and disposal of Units.

Prospective purchasers and Declarant shall have the right to use all and any portion of the Common Areas for access to the sales facilities of Declarant and for placement of Declarant's signs.

Declarant may use any structures owned or leased by Declarant, as model home complexes or real estate sales or management offices, subject to the time limitations set forth herein, after which time, Declarant shall restore the Improvement to the condition necessary for the issuance of a final certificate of occupancy by the appropriate governmental entity.

All of any portion of the rights of Declarant in this Declaration may be assigned by Declarant to any successor in interest, by an express and written Recorded assignment which specifies the rights of Declarant so assigned.

The prior written approval (which shall not be unreasonably withheld) of Declarant, as developer of the Community, shall be required before any amendment to the Declaration affecting Declarant's rights or interest (including, without limitation, this Article) can be effective.

24. Phases of Development/ Expansion of Project. The Declarant reserves the unilateral and exclusive right to develop the Project in one or more phases. Declarant further reserves the unilateral and exclusive right to add contiguous or geographically related properties to the Project and Subdivision by expansion. Declarant shall have the exclusive and unilateral right to develop such additional phases and/or add such additional property to the Project by amendment to the Plat or expansion of the Subdivision without notice to, or consent of the Owners. Declarant's rights shall include the exclusive and unilateral right to add and designate Common Areas and Common Facilities and Lots as Declarant may determine in its sole discretion. Declarant shall have the unilateral right to reallocate the Assessments among the Lots and Owners, based on the total number of Lots in the Project, as modified or expanded by Declarant. Any such expansion shall be deemed to have occurred at the time of the recordation of a revised plat, together with an amendment to the Declaration, duly executed and acknowledged by the Declarant. The amendment shall contain a legal description of the land added to the Project and shall reallocate Assessments and undivided interests in Common Areas and Common Facilities as appropriate.

25. Enforcement and Right to Recover Attorney's Fees. Should the Management Committee or an aggrieved Owner be required to take action to enforce or construe the Declaration or any rules and regulations adopted from time to time, or to pursue any remedy provided hereunder or by applicable law, including a claim for injunctive relief or damages, whether such remedy is pursued by filing suit or otherwise, the prevailing party shall be entitled to recover his reasonable attorneys fees, costs and expenses which may arise or accrue.

26. Limitation of Liability. The protective covenants, conditions and restrictions set forth in this Declaration, together with any rules and regulations adopted by the Management Committee, are established for the benefit of the Property and the Owners. Any damage, loss, claim or liability which might arise due to any decision, act, or failure to act of Declarant of the Committee or any of its members shall be exempt from any civil claim or action, including negligence, brought by any person owning or having an interest in any Lot. The Committee and its members shall be indemnified, saved and held harmless from any such action of failure to act, and exempt from any civil claim or action resulting from an act of failure to act (whether intended or implied) while functioning as a member of the Management Committee, or for decisions that may render during the course of their service, unless said party is guilty of gross negligence.

27. **Mortgagee Protection.** Nothing herein contained, and no violation of these covenants, conditions and restrictions, shall invalidate or impair the lien of any mortgage or deed of trust, given in good faith and for value.

28. **Amendments.** This Declaration may be amended upon the affirmative written approval of a least a majority of the Owners of the Lots and shall be valid immediately upon recording the document amending the Declaration in the office of the County Recorder of [county] County, Utah; provided, however, (a) so long as Declarant shall own at least one (1) Lot in the Subdivision, no amendment shall be valid or enforceable without express prior written consent of Declarant, and (b) any amendments affecting fencing, grading, or any municipal ordinance shall require the prior written consent of [county] County. Provided, however, the foregoing Mortgagee Protection section cannot be amended without the consent of all first mortgagees.

29. **Duration.** The covenants and restrictions of this Declaration shall endure for a term of twenty (20) years from the date of this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless after such initial twenty (20) year period, a majority of Owners vote to terminate this Declaration.

Dated the 10th day of December, 2007.

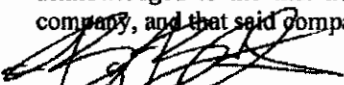
DECLARANT;
PINEHURST PLACE LLC

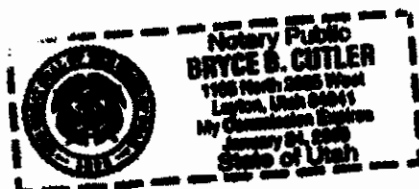
BY 

NAME: ROBERT MILLER
MANAGER

STATE OF UTAH:
COUNTY OF UTAH:

On the 10th day of December, 2007, personally appeared before me, a notary public in and for the State of Utah, Robert C. Miller, Manger of PINEHURST PLACE, LLC, the signer(s) of the above instrument, who duly acknowledged to me that he has the authority to execute the within and foregoing instrument on behalf said company, and that said company executed the same.


Notary Public
Residing in: Davis County/Layton, Utah
My Commission Expires: Notarial Seal
January 24, 2009



Bylaws
of
Pinehurst Place Homeowners Association

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Bylaws
of
Pinehurst Place Homeowners Association

ARTICLE 1
OFFICES AND REGISTERED AGENT

1.1. Principal Office. The principal office of Pinehurst Place Homeowners Association, hereinafter referred to as the "*Association*", shall be located in Davis County, Utah, at such place as the Board shall designate. The location of the principal office may be changed by resolution of the Board of Directors. Current location is 4252 So. Highland Dr. #105, Salt Lake City, Utah 84124.

1.2. Registered Office and Agent. The registered office and agent of the Association, as required by Section 501 of the Utah Revised Nonprofit Corporation Act, Utah Code Ann. §§ 16-6a-101 et seq. (1953, as amended) (hereinafter the "*Act*"), may be changed from time to time as provided in the Act. Current registered agent and office is Richard Harman, 4252 So. Highland Drive #105, Salt Lake City, Utah 84124

ARTICLE 2
DEFINITIONS

Except as otherwise provided herein, the definitions set forth in the Declaration for Pinehurst Place ("*Declaration*") and any applicable amendments and supplements thereto or restatements thereof shall control in these Bylaws.

ARTICLE 3
MEMBERSHIP AND VOTING RIGHTS

3.1. Membership. The Association shall encompass all Lot Owners of record as more fully set forth in the Declaration and recorded plats.

3.2. Voting Rights. Voting rights shall be as set forth in the Declaration.

3.3. Evidence of Membership. No person, persons, entity or entities shall exercise the rights of membership until satisfactory proof has been furnished to the Secretary of the Association of qualification as a Member, or nominee of a Member, pursuant to the terms of the Articles of Incorporation and the Bylaws. Such proof may consist of a copy of a duly executed and acknowledged warranty deed or title insurance policy showing said person, persons, entity or entities, or the person nominating him or her qualified in accordance therewith, in which event said deed or title insurance

policy shall be deemed conclusive evidence in the absence of a conflicting claim based upon a later deed or title insurance policy.

3.4. Suspension of Membership. The rights of membership are subject to the payment of assessments and other charges levied by the Association. If a Member fails to make payment of any assessment or other charge levied by the Association within thirty (30) days after the same shall become due and payable the voting rights of such Member may be suspended by the Board of Directors until such assessment or charge has been paid. Rights of a Member may also be suspended for violation of any of the use restrictions and for infraction of any rules and regulations established by the Board of Directors for a period not to exceed sixty (60) days. Except for suspension of voting rights for failure to pay assessments or other charges, any suspension of the rights of membership shall be pursuant to notice and hearing. The Board shall establish a procedure for notice and hearing that is fair and reasonable taking into consideration all of the relevant facts and circumstances.

ARTICLE 4 MEETINGS OF MEMBERS

4.1. Annual Meetings. The first annual meeting of the Association shall be held within one year after the date of the incorporation of the Association. Subsequent annual meetings shall be set by the Board. If the day of the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour of the first day following which is not a legal holiday.

4.2. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote thirty-three percent (33%) of all of the votes of the Association.

4.3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least ten (10) days but not more than thirty (30) days before such meeting to each Member entitled to vote on the matter for which the meeting has called, addressed to the Member's address last appearing on the books of the Association. Such notice shall specify the place, date and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

4.4. Waiver of Notice. The notice provided for hereinabove is not indispensable and any meeting of the Members shall be deemed validly called for all purposes if all Members are represented thereat in person or by proxy, or if a quorum is present and waivers of notice of time, place and purpose of such meeting shall be duly executed in writing either before or after said meeting by those Members not so represented or not given such notice. The attendance of any Member at a meeting in person or by proxy, without protesting prior to the conclusion of the meeting the lack of notice of such meeting, shall constitute a waiver of notice by that Member.

4.5. Quorum. Except as hereafter provided, and as otherwise provided in the Articles or Declaration, those owners present at the meeting entitled to cast votes, or of proxies entitled to cast, shall constitute a quorum for any action. Where the Declaration requires a percentage vote of all Members, the quorum required for such vote be the same as the minimum percentage vote required

to approve the action which is the subject of the vote; provide however, that in calculating any such percentage, Members whose voting rights have been suspended shall not be included.

4.6. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary prior to the vote being taken at meeting for which the proxy is valid. Every proxy shall be revocable and shall automatically cease when the Membership of the Member voting by proxy has ceased.

4.7. Voting. If a quorum is present, the affirmative vote of the majority of the Members present at the meeting shall be the act of all the Members, unless the act of a greater number is expressly required by law, by the Declaration, by the Articles, or elsewhere in these Bylaws. Upon direction of the presiding officer, the vote upon any business at a meeting shall be by ballot, but otherwise any such vote need not be by ballot.

4.8. Action by Written Ballot in Lieu of Meeting. Any action authorized to be taken at any annual, regular, or special meeting may be taken by written ballot in lieu of such meeting if the ballot is delivered by or at the direction of the Secretary to each Member entitled to vote on the matter, which ballot shall (a) set forth in detail the proposed action; (b) provide an opportunity to vote for or against the proposed action; (c) state the date when such ballot must be returned in order to be counted, which date shall not be less than thirty (30) days after delivery of the ballot; (d) state by what means it shall be returned and where; and (e) shall be accompanied by any written information, which has been approved by a majority of the Board, sufficient to permit each Member casting the ballot to reach an informed decision on the matter. Each ballot shall contain a means of identification for each Member entitled to vote, which shall identify such Member by Unit number. The number of votes cast by written ballot pursuant to this section shall constitute a quorum for action on the matter. Where any matter in the Governing Documents calls for the consent of Members but does not specify that such consent must be obtained at a meeting, then no meeting of the Members shall be required or is necessary to obtain such consents.

4.9. Acceptance of Votes. If the name signed on any consent, written ballot, vote, waiver, proxy appointment, or proxy appointment revocation, corresponds to the name of a Member, the Association, acting in good faith, may accept and give effect to the same as the act of the Member, notwithstanding that the signature may not be technically correct. For example, if a Unit is owned by a trust, thereby making the trust the Member, and the individual fails to sign as "trustee," it shall not invalidate the signature or vote of the Member.

4.10. Procedure; Parliamentary Rules. The order of business and all other matters of procedure at every meeting of Members shall be determined by the presiding officer. Except as may be modified by resolution of the Board, *Robert's Rules of Order* (current edition) shall govern the conduct of Association proceedings when not in conflict with Utah law or the Governing Documents.

4.11. Place of Meetings. The Board of Directors may designate the place of any annual or special meeting of the Members by stating or fixing such place pursuant to resolution, provided, however, that such place must be within Salt Lake County, State of Utah. If the Board of Directors makes no designation, annual and regular meetings shall be held at the Association's principal office.

ARTICLE 5
BOARD OF DIRECTORS

5.1. Qualifications. A Director must be a natural person of at least 18 years of age or older and, except with respect to directors appointed by the Declarant, a Member of the Association. In the event that a Member is not a natural person, a natural person who holds an ownership interest in the entity which is the Member may serve as a member of the Board of Directors if duly appointed or elected as provided for herein.

5.2. Number. The affairs of this Association shall be managed by a Board of Directors consisting of at least three (3) but not more than five (5) qualified persons. The number of directors may range from a minimum of three to a maximum of five directors. The number of persons constituting the whole Board of Directors may be fixed from time to time within this range by resolution of the Board of Directors.

5.3. Term of Office; Staggered Terms. At the first annual meeting at which Members elect the Directors, the three persons obtaining the highest number of votes shall serve for two (2) years and all others shall serve for one (1) year. Thereafter, upon the expiration of the initial term of each director, his or her successor shall be elected for two-year terms. Nothing shall prevent any person from serving as a director for successive terms or more than one term if duly elected by the Members.

5.4. Removal. Any Director may be removed from the Board with cause, by a majority vote of the Members of the Association. Any Director who shall be absent from three (3) consecutive Board meetings shall be automatically removed from the Board unless otherwise determined by the Board. In the event of death, resignation or removal of a Director, a temporary successor shall be selected by the remaining Directors and shall serve for the unexpired term of his or her predecessor or until special election of a successor.

5.5. Compensation. No Director shall receive compensation for any service he or she may render to the Association. However, any Director may be reimbursed for actual expenses incurred in the performance of his or duties as a Director.

5.6. Declarant Control Period. Notwithstanding anything herein to the contrary, Directors serving during the Declarant Control Period shall be appointed by the Declarant acting in its sole discretion and shall serve at the pleasure of the Declarant. There shall be no requirement for the election of Directors as forth in Article 6 until the termination of the Declarant Control Period unless the Declarant expressly provides otherwise in writing.

ARTICLE 6
NOMINATION AND ELECTION OF DIRECTORS

6.1. Nomination. Nominations for election to the Board may be made from the floor at the annual meeting of Members. In addition, the Board of Directors may establish a nominating

committee to nominate qualified Members for election to the Board. If established, the Nominating Committee shall consist of a chairman, who shall be a member of the Board of Directors, and two (2) or more Members of the Association. The Nominating Committee if used, shall be appointed by the Board of Directors at least sixty (60) days prior to each annual meeting of the Members, to serve through such annual meeting. The nominating committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

6.2. Election; Voting. Election to the Board of Directors shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles of Incorporation and these Bylaws. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

6.3. Voting by Mail. Election of Directors may be handled by mail voting in the following manner, which may be, at the determination of the Board, the sole method of voting or used in conjunction with in-person voting. Ballots shall be sent to each Member by the Secretary not more than sixty (60) days and not fewer than thirty (30) days before the date set for election. Ballots shall instruct Members to seal their ballot in a ballot envelope and then place the sealed envelope into a larger envelope along with a signed paper, provided by the Secretary, identifying the Member whose vote is contained in the inner envelope. Ballots may be delivered to the Secretary in person or by mail; provided however, that ballots must be received by the Secretary prior the election. Upon receiving the ballots, the corporate secretary shall open the outer envelope, remove the identification paper, and record which Members have voted. The identification paper and outer envelope shall then be separated from the ballot envelope. The ballot envelope shall be retained by the Secretary until opened on the election date.

ARTICLE 7 MEETINGS OF DIRECTORS

7.1. Regular Meetings. The first meeting of the Board of Directors will follow the annual meeting of the Members at which a Board is first elected by the Members. Thereafter, regular meetings of the Board of Directors shall be held at such date, time and place as may be determined from time to time by resolution of the Board of Directors at least twice annually. Written notification of each regular Board meeting shall be delivered or mailed to all Directors at least seven (7) days prior to any regular Board meeting. Meetings of the Board shall be open to all Members, unless litigation or potential litigation, contract negotiation or employment or personnel matters are being discussed.

7.2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association or by any two (2) Directors, after not less than two (2) days' notice to each Director.

7.3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at

a duly held meeting at which a quorum is present shall be regarded as the act of the Board, unless a greater number is required by law, the Articles or these Bylaws.

7.4. Action Without a Meeting. Whenever the Directors are required or permitted to take any action by vote, such action may be taken without a meeting on written consent, setting forth the action so taken, signed by all Directors.

7.5. Place of Meetings. Regular or special meetings of the Board of Directors during the Declarant Control Period may be held in or out of the State of Utah. Regular or special meetings of the Board of Directors who are elected by the Members shall be held in Salt Lake County, Utah.

7.6. Presence of Directors at Meetings. The Board may allow any director to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all directors participating in the meeting may hear each other during the meeting. A director participating in a meeting through means permitted under this section shall be considered to be present in person at the meeting.

ARTICLE 8 POWERS AND DUTIES OF THE BOARD OF DIRECTORS

8.1. Powers. All corporate powers shall be exercised by or under the authority of, and the business and affairs of the Association managed under the direction of, the Board of Directors, subject to any limitations set forth in the Declaration, the Act, or the Articles.

8.2. Duties. It shall be the duty of the Board of Directors to manage the affairs of the Association in accordance with the terms of the Act, the Articles, the Declaration, and these Bylaws, and other Governing Documents.

ARTICLE 9 OFFICERS AND THEIR DUTIES

9.1. Enumeration of Offices. The officers of this Association shall be a President and Vice-President, who shall at all times be Members of the Board of Directors, a secretary and a treasurer, who need not be Members of the Board of Directors nor of the Association, and such other officers as the Board may from time to time create by resolution. Board of Directors may also serve as the officers and directors (management committee) of the association.

9.2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

9.3. Term. The Board shall elect the officers of the Association annually and each shall hold office for one (1) years unless the officer shall sooner resign, or be removed, or otherwise be disqualified to serve.

9.4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

9.5. Resignation and Removal. The Board may remove any officer from office with or without cause. Any officer may resign at any time by giving notice to the Board, or any officer of the Board. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise necessary to make it effective.

9.6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer being replaced.

9.7. Multiple Offices. The same person may hold the offices of secretary and treasurer. No person shall simultaneously hold more than one of any of the other offices except in the case of special office created pursuant to **Section 9.4.**

9.8. Duties. The officers and their duties are as follows:

(a) *President.* The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

(b) *Vice President.* The vice-president shall act in the place and stead of the president in the event of absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required by the Board.

(c) *Secretary.* The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and the Association together with their addresses, and shall perform such other duties as required by the Board.

(d) *Treasurer.* The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and disburse such funds as directed by resolution of the Board of Directors; sign all checks and promissory notes of the Association; maintain a roster of all Members, assessments and payments; keep proper books of account; issue certificates of payment of assessments; notify the Board of Members who are delinquent in paying assessments; prepare an annual budget and statement of income and expenditures to be presented to the membership at its regular annual meeting; and deliver a copy of the budget and statement to the Members at said meeting.

9.9. Compensation. No salary or other compensation for services shall be paid to any officer of the Association for services rendered by such officer, but this shall not preclude an officer of the Association from performing any other service for the Association as an employee and receiving compensation therefore.

ARTICLE 10 COMMITTEES

10.1. Creation and Appointment. The Board may create such committees as it deems necessary and appropriate to perform such tasks as the Board may designate by resolution. The Board shall have the authority to appoint members of each committee it creates. Each committee shall operate in accordance with the terms of such resolution.

10.2. Architectural Control Committee. There is established an Architectural Control Committee composed of three (3) or more representatives who may be appointed by the Directors or by the Declarant as further set forth in the Declaration.

ARTICLE 11 FINANCIAL MATTERS

11.1. Depositories. The Board of Directors shall select such depositories as it considers proper for the funds of the Association. All checks and drafts against such deposited funds shall be signed and countersigned by persons authorized by these Bylaws or by Board resolution to sign such checks and drafts.

11.2. Contracts: Management Contract. The Board of Directors may authorize any officer or officers, agent or agents, in addition to those specified in these Bylaws, to enter into any contract or execute and deliver any instrument in the name of or on behalf of the Association, and such authority may be general or confined to specific instances. Unless so authorized by the Board of Directors, no officer, agent or employee shall have any power or authority to bind the Association by any contract or engagement or to pledge its credit or render it liable for any purpose or for any amount.

11.3. Fiscal Year. The fiscal year of the Association shall be from January 1st through December 31st annually.

11.4. Annual Report. The Board of Directors shall present at the annual meeting of the Members the report of the Treasurer, giving the annual budget and a statement of income and expenses, and a report of other affairs of the Association during the preceding year. The Board of Directors shall provide all Members, at the expense of the Association, copies of said annual budget and statement of income and expense.

ARTICLE 12
BOOKS AND RECORDS

12.1. Association Records. The Association shall keep and maintain those records required by the Declaration, the Act, and these Bylaws. Such records shall be maintained in written form or in another form capable of conversion into written form within a reasonable time.

12.2. Inspection of Books and Records. The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Articles and these Bylaws shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE 13
RULES AND REGULATIONS

The Board of Directors shall have the power to adopt and establish by resolution such rules and regulations as it may deem necessary for the maintenance, operation, management and control of the Property, equipment, facilities and utility systems of the Association. The Board of Directors may alter from time to time such rules and regulations. The Members shall at all times obey such regulations and use their best efforts to see that they are faithfully observed by the persons with whom they reside, their family, guests, tenants, invitees and others over whom they may exercise control or supervision.

ARTICLE 14
AMENDMENT

14.1. By the Board. These Bylaws may be altered, amended or repealed, in whole or in part, by a majority vote of the Board of Directors at any regular Board meeting or at a special Board meeting called for that purpose, unless it would result in a change of 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, or unless otherwise prohibited by Utah Code Title 16, Chapter 6a or the Utah Community Association Act.

14.2. By the Class A Members. These Bylaws and any amendments thereto may be altered, amended or repealed, in whole or in part, by a majority vote of the Members at any annual meeting of the Members or at any special meeting of the Members called for that purpose.

14.3. By Declarant. Declarant has the right to unilaterally alter, amend or repeal these Bylaws, in whole or in part, for any purpose during the Declarant Control Period, with or without notice to the Class A Members. Thereafter, Declarant may unilaterally amend these Bylaws if such amendment is necessary (a) to bring any provision into compliance with any applicable governmental statute, rule, regulation, or judicial determination; (b) to enable any reputable title insurance company to issue title insurance coverage on any Unit; (c) to enable any institutional or governmental lender, purchaser, insurer, or guarantor of mortgage loans to make, purchase, insure, or guarantee mortgage

loans on any Unit; (d) to satisfy the requirements of any local, state, or federal governmental agency; or (e) to correct any scrivener's error.

14.4. Validity. No amendment made by the Board or the Class A Members during the Declarant Control Period shall be effective unless the Declarant provides its prior express written consent to such amendment, which consent is within Declarant's sole and absolute discretion. No amendment may remove, revoke, or modify any right or privilege of Declarant without the written consent of Declarant. Any procedural challenge to an amendment must be made within six months of the effective date of the amendment or such amendment shall be presumed to have been validly adopted. In no event shall a change of conditions or circumstances operate to amend any provisions of these Bylaws.

14.5. Effective Date. Any amendment to these Bylaws shall be effective upon the date such amendment is duly adopted as provided for herein, and recorded as required by Utah Code § 57-8a-216(3), which date the Secretary shall certify on the amendment and file with the Association's records. The Board shall provide notice to Members of any amendment to these Bylaws, however, the receipt of such notice shall not be a prerequisite to the validity of the amendment.

ARTICLE 15 GENERAL PROVISIONS

15.1. Notices; Electronic Notice. Any notice required to be sent under the provisions of these Bylaws shall be deemed to have been properly sent when deposited in the U.S. Mail, postpaid, to the last known address of the person who is entitled to receive it. Members are required to maintain a current mailing address with the Association. In the absence of specific instruction from the Member, the Member's current mailing address will be deemed to be the mailing address for the Unit owned by the Member. The Board may, by resolution, adopt a policy for notification via electronic communication or transmission (such as e-mail) to Members in lieu of notice by mail. In addition, the Board may require that Members maintain a current e-mail address with the Board for such purpose.

15.2. Dates and Times. In computing any period of time prescribed or allowed by these Bylaws, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, a Sunday, or a legal holiday (either federal or Utah state), in which event the period runs until the end of the next day that is not a Saturday, a Sunday, or a legal holiday. The deadline of the last day of the period so computed shall be 5:00 P.M., Mountain Time.

15.3. Waivers. No provision contained in these Bylaws shall be deemed to have been waived by reason of any failure to enforce or follow it, irrespective of the number of violations which may occur.

15.4. Construction and Interpretation. These Bylaws shall be construed wherever possible as consistent with the Declaration and the Act. Conflicts between documents shall be resolved as set forth in the Declaration.

15.5. Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

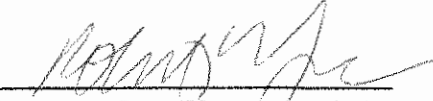
15.6. Titles and Headings. The titles and headings contained in these Bylaws are for convenience only and do not define, limit, or construe the contents of these Bylaws.

* * *

CERTIFICATION

The undersigned hereby certifies that he/she is the duly elected/appointed Agent of Pinehurst Place Homeowners Association, a Utah non-profit corporation, and the foregoing Bylaws constitute the Bylaws of said Association as duly adopted by the Board of Directors on the 26 day of October, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand this 26 day of October, 2018.


Pinehurst Place Homeowner's Association

RECEIVED

NOV 09 2009

Utah Div. Of Corp. & Comm. Code

ARTICLES OF ORGANIZATION
OF
PINEHURST 2009, LLC

The undersigned hereby forms a limited liability company (the "Company") pursuant to the Utah Revised Limited Liability Company Act and adopts as the Articles of Organization of such limited liability company the following:

1. Name of the Company. The name of the Company shall be:

PINEHURST 2009, LLC

2. Period of Duration. The duration of the Company shall be ninety-nine (99) years from the date of filing of these Articles of Organization with the Division of Corporations & Commercial Code of the State of Utah; unless earlier terminated pursuant to the Operating Agreement of the Company.

3. Purposes of the Company. The purpose for which the Company is organized is to conduct any authorized business under Utah law. The Company shall have unlimited power to engage in and do any lawful act concerning any or all lawful businesses for which limited liability companies may be organized according to the laws of the State of Utah, including all powers and purposes now and hereafter permitted by law to a limited liability company.

4. Designated Office of Company. The street address of the Designated Office of the Company in Utah at which the required documents for the Company shall be kept is as follows:

526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054

5. Registered Office and Agent. The street address of the Registered Office of the Company in Utah is as follows:

526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054

The initial registered agent for service of process at that address is **ROBERT MILLER.**

6. Organizer. The name and street address of the Organizer who is a manager of the Company is as follows:

ROBERT MILLER
526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054

7. Management. The Company is to be managed by one or more Managers.

8. Managers Names and Addresses. The name and address of the initial Managers

11-09-09A09:40 RCVD

Date: 11/09/2009
Receipt Number: 20091017
Amount Paid: \$70.00

who are to serve until their successors are elected and qualify are:

JOHN WHEATLEY
3225 ASH ST.
PALO ALTO, CA 94306

ROBERT MILLER
526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054

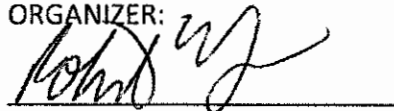
BRUCE ROBINSON
526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054

9. Limitations on Authority of Manager to Bind the Company. There are no limitations on the Authority of the Managers to bind the company.

10. Operations. The Company shall be governed by a written Operating Agreement, the terms of which shall supplement the provisions of Utah law.

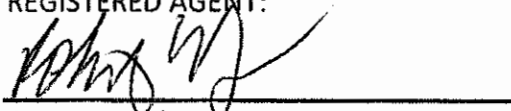
The undersigned hereby affirm that they are the Organizers and Managers of the Company, that the facts stated in the foregoing Articles of Organization are true, they hereby execute these Articles of Organization as of the 6th day of November, 2009.

ORGANIZER:



ROBERT MILLER, Organizer

REGISTERED AGENT:



Acceptance by **ROBERT MILLER**,
Registered Agent