

DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
TRAPPERS RIDGE, P.R.U.D.  
(An Expandable Planned Residential Unit Development)

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DOUG CROFTS, WEBER COUNTY RECORDER  
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**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
TRAPPERS RIDGE, P.R.U.D.**  
(An Expandable Planned Residential Unit Development)

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION (the "Declaration") is made and executed this 12<sup>2</sup> day of October, 2002, by Eden Village, L.L.C., a Utah limited liability company with its principal place of business located in Salt Lake City, State of Utah (hereinafter the "Declarant").

**RECITALS:**

A. Declarant is the record owner of that certain tract of real property submitted to the terms and conditions of this Declaration pursuant to Article II hereof and more particularly described upon Exhibit "A" of this Declaration (the "Property").

B. Declarant desires to provide for the preservation of the values and amenities of the Property and for the maintenance of the Common Areas. To this end, and for the benefit of the Property and the Owners, Declarant desires to subject the Property described in Exhibit A of this Declaration together with such Additional Land which may be included in the Development and subjected to the Declaration to the covenants, restrictions, easements, charges, liens hereinafter set forth herein.

C. Declarant desires, for the efficient preservation of the values and amenities of the Property, to create an entity which possesses the power to maintain and administer the Common Areas, to collect and disburse the assessments and charges hereinafter provided for, and otherwise to administer and enforce the provisions of this Declaration. For this purpose Declarant has, in conjunction with recordation of this Declaration, caused or will cause to be organized under the laws of the State of Utah, a non-profit corporation to be known as the TRAPPERS RIDGE HOMEOWNERS ASSOCIATION, INC. (the "Association").

NOW, THEREFORE, Declarant hereby covenants, agrees and declares that all of the Property described in upon Exhibit A shall be held, transferred, sold, conveyed, occupied and used subject to the covenants, restrictions, conditions, easements, charges, assessments, obligations, and lien hereinafter set forth.

**I. DEFINITIONS**

1.1. Additional Land shall mean, at any point in time, the real property, or any portion thereof, located in Weber County, State of Utah, and more particularly described on Exhibit "A" attached hereto which may be annexed into the Development subject to the terms and conditions of Section 2.2 hereof.

1.2. Association shall mean and refer to TRAPPERS RIDGE HOMEOWNERS ASSOCIATION, INC., a Utah non-profit corporation.

1.3. Board shall mean and refer to the Board of Trustees of the Association as duly elected in accordance with the terms and conditions of the Articles of Incorporation and Bylaws of the Association.

1.4. Building Pad shall mean and refer to that area of ground within a Lot in which a Living Unit can be located as shown on the Plat. If the Plat does not separately designate a Building Pad, the Building Pad shall be co-extensive with the Lot description, excluding, however, setbacks which may be required by the terms of this Declaration or by appropriate governmental agencies.

1.5. Common Areas shall mean and refer to that part of the Property which is not included with the Lots. The Common Areas shall be owned and managed by the Association for the common use and enjoyment of the Owners including but not limited to streets, driveways, cart paths, trails, sidewalks, recreational facilities, private utility lines, landscaping, entrances and similar common facilities together with all improvements thereon and all easements appurtenant thereto.

1.6. Declaration shall mean and refer to this Declaration of Covenants, Conditions and Restrictions.

1.7. Development shall mean and refer to the entire residential development and/or planned residential unit development which is created and covered by a Plat to be known as Trappers Ridge, P.R.U.D.

1.8. Living Unit shall mean and refer to a structure which is designed and intended for use and occupancy as a single-family residence, together with all improvements located on or with respect to the Lot concerned which are used in connection with such residence.

1.9. Lot shall mean and refer to any one of the separately numbered and individually described plots of land described on a Plat: (a) which is intended to be owned individually, rather than by an association of Owners or in common by Owners of different lots; and (b) which is intended to be used as the site of a single Living Unit.

1.10. Member shall mean and refer to every person or entity who holds a membership in the Association.

1.11. Mortgage shall mean any mortgage, deed of trust or trust deed or the act of encumbering any Lot or any property by a mortgage, trust deed or deed of trust.

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

1.13. Officers shall mean and refer to the Officers of the Association as duly elected or appointed in accordance with the terms and conditions of the Articles of Incorporation and Bylaws of the Association.

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1.14. Owner shall mean and refer to the person or entity who is the owner of record (in the office of the County Recorder of Weber County, Utah) of a fee or an undivided interest in any Lot. Notwithstanding any applicable theory relating to a mortgage, deed of trust or like instrument, the term "Owner" shall not mean or include a mortgagee or a beneficiary or trustee under a deed of trust unless and until such party has acquired fee title pursuant to foreclosure, power of sale or any arrangement or proceeding in lieu thereof.

1.15. Plat shall mean and refer to any subdivision plat of a planned residential unit development: (a) exclusively applicable to the Property; (b) which describes or creates one or more Lots; (c) specifically stating that it pertains to the Development; and (d) which is filed for record in the office of the County Recorder of Weber County, Utah. Recorded concurrently with this Declaration is a Plat of TRAPPERS RIDGE, P.R.U.D. executed and acknowledged by Declarant on October \_\_\_\_, 2002, and creating \_\_\_\_ separately numbered Lots. This subdivision plat constitutes the Plat.

1.16. Property shall mean and refer to all of the real property which is covered by a Plat as more specifically described upon Exhibit A.

## II. PROPERTY DESCRIPTION

2.1. Submission. Declarant hereby conveys, transfers and submits the following real property to the covenants, conditions and restrictions as set forth in this Declaration. Following the recordation of this Declaration the following property shall be held, transferred, sold, conveyed and occupied subject to the benefits and burdens of this Declaration.

THE PROPERTY AS DESCRIBED UPON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

EXCLUDING all water rights but expressly including all presently existing or to be constructed or installed sewer lines, water mains, gas lines, electrical conduits, telephone lines, and related facilities to the extent that they are located outside the Lots included with the above described tract; provided, however, that lines and systems specifically conveyed to the Association by Declarant shall not be included within this exclusion.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across and through and under the above-described tract and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or any assignee of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct, maintain or improve a Living Unit on each and every Lot; and (ii) to construct, maintain or improve the Common Areas with such facilities, including, but not limited to, roads, recreational facilities, walkways and various landscaped areas, designed for the use and enjoyment of all the Members as Declarant may reasonably determine to be appropriate; and (iii) to construct, maintain, subdivide and

improve the Additional Land at such time and manner as determined by Declarant, whether or not the Additional Land, or a portion thereof, is annexed to the Development. Declarant further reserves the right to have all streets, trails, walkways and utility lines located upon the Additional Land to tie into such streets, walkways, utility lines, etc utilized for the Development, subject to proportionate reimbursement by the Declarant and provided such utilization does not exceed the capacity of utility lines within the Development. If, pursuant to the foregoing reservation, the Property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. The parties shall execute and record a written easement reflecting such perpetual easement. With the exception of such perpetual easements, rights of way and utility tie-ins, the foregoing reservations shall, unless sooner terminated in accordance with their terms, expire fourteen (14) years after the date on which this Declaration is filed for record in the office of the County Recorder of Weber County, Utah.

ALL OF THE FOREGOING IS SUBJECT TO: All liens for current and future taxes, assessments and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; all mineral reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described tract or any portion thereof, including without limitation, any mortgage or deed of trust; all visible easements and rights-of-way; and all easements and rights-of-way of record.

2.2 Annexation by Declarant. Declarant may from time to time expand the Development subject to this Declaration by the annexation of all or a portion of the Additional Land. The annexation of any such Additional Land shall become effective upon the recordation in the office of the Weber County Recorder of a Plat for such Additional Land, or portion thereof, and an Amendment to this Declaration which (i) describes that portion of the Additional Land to be annexed; (ii) declares that the annexed real property shall become part of the Property to be held, sold, conveyed, encumbered, leased, occupied and improved subject to the Declaration; and (iii) sets forth such additional limitations, restrictions, covenants and conditions as may be imposed upon the annexed Additional Land. The effective date of such annexation shall be the date the supplemental Plat and amended Declaration are recorded with the Weber County Recorder's Office. Declarant's right of annexation as provided herein shall continue so long as Declarant is a Member of the Association.

2.3 Limitation on Annexation. Declarant's right to annex any portion of the Additional Land shall be subject to the following limitations:

- a. The annexed real property must be all or part of the Additional Land as identified in this Declaration.
- b. Declarant shall not effectuate any annexation of real property which would cause the total number of Living Units to exceed two hundred (200) when completed.

2.4 Annexation by Association. Notwithstanding the limitations of annexation set forth



in Section 2.3, the Association may annex real property other than Additional Land, by satisfying the filing requirements of Section 2.2 but only after obtaining approval of such annexation from (a) the owner or owners of the real property to be annexed, and (b) the affirmative vote of at least two-thirds (2/3) of all Class A Members present either in person or by proxy at a meeting duly called for such purpose together with the consent of the Declarant so long as the Class B membership exists. Nothing herein shall preclude Declarant from any annexation in accordance with the provisions of Section 2.2.

### III. MEMBERSHIP AND VOTING RIGHTS

3.1. Membership. Every Owner shall be a Member of the Association. Membership in the Association shall be mandatory, shall be appurtenant to the Lot in which the Owner has the necessary interest, and shall not be separated from the Lot to which it appertains.

3.2. Voting Rights. The Association shall have two classes of voting memberships:

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

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three and one fifth (3.2) votes for each Lot in which it holds the interest required for Membership in the Association. The Class B Membership shall automatically cease and be converted to a Class A membership on the first of the following events to occur:

(a) When the total number of votes held by all Class A Members equals the total number of votes held by the Class B Member; or

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

(c) Declarant consents to the conversion of its Class B Membership to a Class A membership.

3.3. Multiple Ownership Interests. In the event there is more than one Owner of a particular Lot, the vote relating to such Lot shall be exercised as such Owners may determine among themselves. A vote cast at any Association meeting by any of such Owners, whether in person or by proxy, shall be conclusively presumed to be the vote attributable to the Lot concerned unless an objection is immediately made by another Owner of the same Lot. In the event such an objection is made, the vote involved shall not be counted for any purpose whatsoever other than to determine whether a quorum exists. If an Class A Member owns more than on Lot, such Member shall be entitled to one vote per Lot.

3.4. Record of Ownership. Every Owner shall promptly cause to be duly filed of record

the conveyance document (or in the case of contract buyer, a copy of the sales contract) to him of his Lot. Each Owner shall file a copy of such conveyance document (or contract) with the secretary of the Association with a transfer fee of \$100.00, who shall maintain a record of ownership of the Lots. Any Owner who mortgages his Lot or any interest therein by a mortgage which has priority over the lien of any assessment provided herein shall notify the secretary of the Association of the name and address of the Mortgagee and also of the release of such Mortgage. The secretary of the Association shall maintain all such information in the records of ownership. Any cost incurred by the Association in obtaining the information specified herein which is not furnished by an Owner shall be paid by the Owner and shall be reimbursed to the Association as a 'Reimbursement Assessment' in accordance with the provisions of Section 5.5.

#### IV. PROPERTY RIGHTS IN COMMON AREAS

4.1. Easement of Enjoyment. Each Member shall have a non-exclusive right and easement of use and enjoyment in and to the Common Areas. Such right and easement shall be appurtenant to and shall pass with title to each Lot and in no event shall be separated therefrom. Any Member may delegate the right and easement of use and enjoyment described herein to any family member, tenant, lessee or contract purchaser who resides on such Member's Lot.

4.2. Form for Conveyancing. Any deed, lease, mortgage, deed of trust, or other instrument conveying or encumbering title to a Lot shall describe the interest or estate involved substantially as follows:

Lot No \_\_\_\_ contained within TRAPPERS RIDGE, P.R.U.D., Plat \_\_\_\_ as the same is identified upon the Plat recorded in Book \_\_\_\_, at Page \_\_\_\_, and in the Declaration of Covenants, Conditions and Restrictions of Trappers Ridge, P.R.U.D. recorded in Book \_\_\_\_ At Page \_\_\_\_, of the official records of the Weber County Recorder.

TOGETHER WITH a non-exclusive right and easement of use and enjoyment in and to the Common Areas described and provided for in such Declaration of Covenants, Conditions and Restrictions and upon the Plat recorded upon the official records of the Weber County Recorder.

Whether or not the description employed in any such instrument is in the above-specified form, however, all provisions of this Declaration shall be binding upon and shall inure to the benefit and burden of any party who acquires any interest in a Lot.

4.3. Transfer of Title. Declarant hereby conveys to the Association fee title to the various Common Areas free and clear of all liens (other than the lien of current general taxes and the lien of any assessments, charges, or taxes imposed by governmental or quasi-governmental authorities) subject to the Declarant's rights reserved herein. This Declaration shall be deemed a conveyance to the Association and dedication of such Common Areas subject to the terms of this Declaration,

4.4. Limitation on Easement. A Member's non-exclusive right and easement of use and enjoyment concerning the Common Areas shall be subject to the following:



(a) The right of the Association to impose reasonable rules and regulations upon the operation, use and maintenance of the Common Areas including but not limited to the number of guests who are permitted to use the Common Areas;

(b) The right of the Architectural Control Committee to approve and designate the point of access to and from a Lot to adjacent public or private streets in accordance with the requirements of Article VIII;

(c) The right of the Weber County and any other governmental or quasi-governmental body having jurisdiction over the Property to access and rights of ingress and egress over and across any street, parking area, walkway, or open area contained within the Property for purposes of providing police and fire protection, transporting school children, and providing any other governmental or municipal service; and

## V. ASSESSMENTS

5.1. Personal Obligation and Lien. Each Owner, by acquiring any interest in a Lot, shall be deemed to covenant and agree to pay to the Association the monthly, special and reimbursement assessments described in this Article, which may accrue during or prior to the period of its ownership, including prior delinquent assessments together with interest and costs of collection associated therewith (the "Monthly Assessment" and "Special Assessment" and "Reimbursement Assessment" respectively). All such amounts shall constitute and remain: (a) a charge and continuing lien upon the Lot with respect to which such assessment is made; and (b) the personal, joint and several obligation of each of the Owners of such Lot at the time the assessment falls due. No Owner may exempt itself or its Lot from liability for payment of assessments by waiver of his rights concerning the Common Areas or by abandonment of its Lot. In a voluntary conveyance of a Lot, the grantee shall be jointly and severally liable with the grantor for all such unpaid assessments, late payment fees, interest and costs of collection, including reasonable attorneys fees, which shall be a charge on the Lot at the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor.

5.2. Purpose of Assessments. Assessments levied by the Association shall be used exclusively to promote use, operation, maintenance and improvements of the Common Areas together with the health, safety, welfare, use and enjoyment of the Property by the Owners, including but not limited to the appearance and aesthetics of the Development. The Association may use funds obtained from assessments for benefit of the Development and the Common Areas including but not limited to the payment of taxes and insurance on the Common Areas; maintenance, repair and improvement of the Common Areas; establishing and funding a reserve to cover major repair or replacement of improvements within the Common Areas; any expenses necessary or desirable to enable the Association to perform or fulfill its obligations, functions or purposes under this Declaration or its Articles of Incorporation.

5.3. Maximum Monthly Assessment. As of the date set under Section 5.7, each Small,

Medium and Large Lot and Living Unit, as set forth upon Exhibit "C" attached hereto and incorporated herein by reference, shall be subject to a monthly assessment which shall not exceed the following (the "Maximum Monthly Assessment"):

	<b>Living Unit Size</b>	<b>Maximum Monthly Assessment</b>
Small	1600 square feet or less	\$120
Medium	1601 to 3000 square feet	\$145
Large	3001 + square feet	\$165

From and after June 1, 2003, the Association shall present a budget to the Members of the Association (the "Annual Budget") for the operation of the Association at the annual meeting of the Association. Written notice specifically setting forth the purpose of the meeting shall be sent to all Members at least ten (10), but not more than thirty (30) days prior to the annual meeting date. The Annual Budget together with the proposed monthly assessment necessary to reasonably fund the Annual Budget must be approved by a majority of the Members based upon the voting rights provided in section 3.2 of the Members present in person or represented by proxy. The Officers of the Association may from time to time and in their discretion set the amount of the monthly assessment in a manner consistent with the Annual Budget provided such amount is not in excess of the Maximum Monthly Assessment. The Maximum Monthly Assessment may only be increased based upon a majority vote of the Members in a meeting subject to the same notice requirements of the annual meeting of the Association. The Officers of the Association shall have the right to call a special budgetary meeting of the Association to amend the Annual Budget and the Maximum Monthly Assessment subject to the same notice and voting requirements as provided for the Annual Budget.

5.4. Special Assessments. From and after the date set under Section 5.7 (the date of a first conveyance), the Association may levy special assessments for the purpose of defraying, in whole or in part: (a) any expense or expenses not reasonable capable of being fully paid with funds generated by monthly assessments; or (b) the cost of any construction, reconstruction or unexpectedly required repair or replacement in connection with the Common Areas. Any such special assessments must be assented to by not less than a majority of the Members other than the Declarant (or if the two class voting structure is still in effect as provided herein, a majority of the votes of each Class of Members), present in person or represented by proxy are entitled to cast at a meeting duly called for the purpose. Written notice setting forth the purpose of the meeting shall be sent to all Members at least ten (10) but not more than thirty (30) days prior to the meeting date.

5.5. Reimbursement Assessment on Specific Lot. In addition to the monthly assessment and any special assessment authorized pursuant to Sections 5.3 and 5.4 above, the Officers may levy

at any time an assessments (a) on each Lot directly benefitted by any improvement to the Common Areas directly adjacent to such Lot or any Common Area improvement made on the written request of the Owner of the Lot to be charged; (b) on each Lot the Owner or occupant of which caused any damage to the Common Areas necessitating repairs; and (c) on each Lot for which the Association shall incur any expense for maintenance or repair work performed, or enforcement action taken, pursuant to Section 3.4, Section 6.1 (c), Section 6.2(a) and (d), Section 7.8, or other provisions of this Declaration (collectively the "Reimbursement Assessment"). The amount of any Reimbursement Assessments shall be determined by the cost of such improvements, repairs, maintenance or enforcement action, including all overhead and administrative costs and attorneys' fees, and shall be allocated among the affected Lots according to the special benefit or cause of damage or maintenance or repair work or enforcement action, as the case may be as reasonably determined by the Officers of the Association. Reimbursement Assessments may be made in advance of the performance of work. If a special benefit arises from any improvement which is part of the general maintenance obligations of the Association, it shall not give rise to a Reimbursement Assessment against the Lots benefitted.

5.6. Uniform Rate of Assessment. Except as provided in Section 5.5 above, Monthly and Special assessments shall be fixed on a pro rata basis in accordance with the percentages set forth upon Exhibit "C" hereof. Notwithstanding the foregoing, Declarant, for each Lot owned by it, shall pay only pay one-half of the Monthly Assessments and Special Assessments as herein provided for all Lot Owners until such date as Declarant conveys the Lot to an Owner (other than Declarant). Declarant shall pay the full amount of any Reimbursement Assessment allocated to a Lot owned by the Declarant.

5.7. Monthly Assessment Due Dates. The Monthly Assessments provided for herein shall commence as to all Lots on the date a deed is delivered to the Owner of a Lot, or if the sale is by way of a contract of sale (by installment payment with a deed to be delivered on payment), on the date the contract is executed by the parties thereto, or the date of any occupancy agreement, or the date the Owner actually takes possession of a Lot, whichever first occurs. The first monthly assessment shall be adjusted according to the number of days remaining in the month of conveyance, contract or occupancy as the case may be. Thereafter all Monthly Assessments shall be due and payable on the first day of each month. A Monthly, Special or Reimbursement Assessment not paid within ten (10) days of the due date thereof shall be deemed late and subject to a late fee of \$25.00. At least fifteen (15) days prior to the effective date of any change in the amount of the monthly assessment, the Association shall give each Owner written notice of the amount and the first due date of the assessment concerned.

5.8. Certificate Regarding Payment. Upon the request of any Owner or prospective purchaser or encumbrancer of a Lot, the Association shall issue a certificate stating whether or not all assessments respecting such Lot are current and, if not, the amount of any delinquency. Such certificate shall be binding upon the Association and the prospective purchaser and conclusive in favor of all persons who in good faith rely thereon.

5.9. Effect of Non-Payment: Remedies. Any assessment not paid when due shall, together with the hereinafter provided for interest and costs of collection be, constitute and remain a continuing lien on the affected Lot; provided, however, that any such lien will be subordinate to the lien or equivalent security interest of any first mortgage on the Lot recorded prior to the date any

such assessments became due. If the assessment is not paid within sixty (60) days after the date on which it becomes delinquent, the amount thereof shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum and the Association may bring an action either against the Owner who is personally liable or to foreclose the lien against the Lot. Any judgment obtained by the Association shall include reasonable attorneys' fees (including those of a paralegal and any fees incurred on appeal), court costs, and each and every expense incurred by the Association in enforcing its rights. The Association shall be entitled to foreclose its lien in the same manner and in accordance with the mechanics lien statute of the State of Utah in effect at the time the assessment comes due.

5.10. Tax Collection by County Authorized. It is recognized that under the Declaration the Association will own the Common Areas and may have an obligation to pay property taxes to Weber County upon such Common Areas. Notwithstanding anything to the contrary contained in the Declaration, Weber County shall be authorized to collect such pro rata share of taxes directly from each Owner by inclusion of said share with the tax levied on each Lot. It is further recognized, however, that if Weber County directly assesses the Association each Owner of a Lot as a Member of the Association will be required to reimburse the Association for its pro rata share of such taxes paid.

## VI. DUTIES AND POWERS OF THE ASSOCIATION

6.1. Duties of the Association. Without limiting any other duties which may be imposed upon the Association by its Articles of Incorporation or this Declaration, the Association shall have the obligation and duty to do and perform each and every one of the following for the benefit of the Owners and the maintenance and improvement of the Development:

- a. The Association shall accept all Owners as members of the Association.
- b. The Association shall accept title to all Common Areas conveyed to it by Declarant.
- c. The Association shall maintain, repair, and replace all landscaping and improvements in the Common Areas, including but not limited to the maintenance of the roundabout on Elkhorn Drive as well as all exterior trees, shrubs, grass, and other Common Area improvements. The Association shall have no obligation to provide exterior maintenance to any Living Unit including but not limited to painting, repair, replacement and care of roofs, gutters, down spouts, exterior building surfaces, and landscaping installed on the Lot by the Owner. Each Owner shall paint, repair and otherwise maintain the exterior and interior of his Living Unit and shall maintain all mechanical devices, including but not limited to, appurtenant electrical, plumbing and heating, ventilating and air conditioning systems.

In the event that the need for maintenance or repair of Common Areas or the exterior of a Living Unit or Lot as specified herein is caused through the willful or negligent acts of an Owner, or through the willful or negligent acts of the family, guests or invitees of an Owner, the Officers may cause such repairs to be made by the Association and the cost of

such maintenance or repair (and administrative expenses equal to ten (10%) percent of such costs) shall be added to and become part of the Reimbursement Assessment (as set forth in Section 5.5) to which such Lot is subject.

d. To the extent not assessed to or paid by the Owners directly, the Association shall pay all real property taxes and assessments levied upon any portion of the Common Areas, provided that the Association shall have the right to contest or compromise any such taxes or assessments.

e. The Association shall obtain and maintain in force the policies of insurance required by the provisions of this Declaration.

f. The Association may employ a responsible corporation, partnership, firm, person or other entity as the Managing Agent to manage and control the Common Areas, subject at all times to direction by the Officers, with such administrative functions and powers as shall be delegated to the Managing Agent by the Officers. The compensation of the Managing Agent shall be as reasonably specified by the Officers. Any agreement appointing a Managing Agent shall be terminable by either party, with or without cause and without payment of any termination fee, upon thirty (30) days written notice thereof; and the term of any such agreement may not exceed one year, renewable by agreement of the parties for successive one-year periods. Any Managing Agent may be an independent contractor and not an agent or employee of the Association. The Managing Agent or its independent contractor may be an affiliate of the Declarant.

6.2. Powers and Authority of the Association. The Association shall have all the powers set forth in its Articles of Incorporation and any Bylaws, together with its general powers as a corporation, and the power to do any and all things which may be authorized, required or permitted to be done by the Association under and by virtue of this Declaration, including the power to levy and collect assessments as hereinafter provided. Without in any way limiting the generality of the foregoing, the Association shall have the following powers:

a. The Association shall have the power and authority, but not the obligation, at any time and from time to time and without liability to any Owner for trespass, damage or otherwise, to enter upon any Lot for the purpose of maintaining and repairing such Lot or any improvement thereon (including a Living Unit) if for any reason the Owner fails to maintain and repair such Lot or improvement, or for the purpose of removing any improvement constructed, reconstructed, refinished, altered or maintained upon such Lot in violation of Article VII of this Declaration. The Association shall also have the power and authority from time to time in its own name, on its own behalf, or in the name and behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or any rules and regulations promulgated by the Officers, or to enforce by mandatory injunction or otherwise all of the provisions of this Declaration and such rules and regulations.

b. In fulfilling any of its duties under this Declaration, including its duties for the maintenance, repair, operation or administration of the Common Areas and in exercising



any of its rights to construct, maintain and repair improvements or other work upon any of the Common Areas, and provided that any contract for goods or services having a term of more than one (1) year shall state that it may be terminated by either party at the end of the first year or at any time thereafter upon no less than ninety (90) days written notice, the Association shall have the power and authority (i) to pay and discharge any and all liens placed upon any Common Areas on account of any work done or performed by the Association in the fulfillment of any of its obligations and duties of maintenance, repair, operation or administration and (ii) to obtain, contract and pay for, or to otherwise provide for:

i. Construction, maintenance, repair and landscaping of the Common Areas and on such terms and conditions as the Officers shall deem appropriate.

ii. Such insurance policies or bonds as the Officers may deem appropriate for the protection or benefit of Declarant, the Association, the members of the Officers and the Owners;

iii. Such utility services, including (without limitation) water, sewer, trash removal, snow removal, electrical, telephone and gas services, as the Officers may from time to time deem desirable;

iv. The services of architects, engineers, attorneys and certified public accountants and such other professional or nonprofessional services as the Officers may deem desirable;

v. Fire, police and such other protection services as the Officers may deem desirable for the benefit of the Owners or any of the Property; and

vi. Such materials, supplies, furniture, equipment, services and labor as the Officers may deem necessary.

c. The Officers may delegate by resolution or contract to the Managing Agent any of its powers under this Declaration; provided, however, that the Officers cannot delegate to such Managing Agent the power to execute any contract binding on the Association for a sum in excess of One Thousand Dollars (\$1,000.00), nor the power to sell, convey, mortgage, or encumber any Common Areas.

d. The Association may assess fines for the violation of this Declaration and/or Association Rules which may be adopted and amended from time to time. Unless the Association Rules provide to the contrary, a violation of this Declaration and/or the Rules may result in a fine to the Owner of a minimum of \$100.00 per day for such violation. The imposition of such fine shall constitute a Reimbursement Assessment and shall not preclude the Association from pursuing or obtaining any other remedy provided by this Declaration or in law or in equity.

6.3. Association Rules. The Officers from time to time and subject to the provisions of this Declaration, may adopt, amend, repeal and enforce rules and regulations (the "Association Rules") governing, among other things: (a) the use of the Common Areas; (b) the use of any roads or utility facilities owned by the Association; (c) the collection and disposal of refuse; (d) the maintenance of animals on the Property; (a) the use of Living Units for business or rental purposes; and (f) other matters concerning the use and enjoyment of the Property and the conduct of residents. The Officers may also adopt additional architectural guidelines for the construction of Living Units ("Architectural Guidelines"). The Association Rules and the Architectural Guidelines adopted by the Officers may be enforced in accordance with the provisions of Section 7.1 5. One copy of the Association Rules shall be provided to the Owner of a Lot at the time of acquisition and shall be otherwise available from the Association. Any modification or restatement of the Association Rules shall be distributed to each of the Members and shall not be effective until the earlier of: thirty (30) days after the date of distribution or the next Annual Meeting of the Association at which the amendment is distributed.

6.4. Limitation of Liability. No Manager or Officer acting in good faith shall be personally liable to any Owner, guest, lessee or any other person for any error or omission of the Association, its representatives and employees, the Officers, any committee or the Managing Agent, except for damages attributable to his or her wanton misconduct or gross negligence.

6.5. Insurance. The Association shall secure and at all times maintain the following insurance coverage:

(a) Policy or policies of fire and casualty insurance, with extended coverage endorsement, for the full insurable replacement value of all improvements comprising a part of the Common Areas. The name of the insured under each such policy shall be in form and substance similar to: "Trappers Ridge Homeowners Association, Inc., for the use and benefit of the individual Members, Lot Owners and Mortgagees, as their interests may appear."

(b) A policy or policies insuring the Owners, the Association, and its directors, officers, agents, and employees against any liability incident to the ownership, use or operation of the Common Areas which may arise among themselves, to the public, and to any invitees or tenants of the Property or of the Owners. Limits of liability under such insurance shall be not less than \$1,000,000 for any one person injured; \$2,000,000 for all persons injured in any one accident; and \$500,000 for property damage resulting from one occurrence. Such policies shall be issued on a comprehensive liability basis and shall provide a cross-liability endorsement pursuant to which the rights of the named insured as between themselves are not prejudiced.

The following additional provisions shall apply with respect to insurance:

(1) In addition to the insurance described above, the Association shall secure and at all times maintain insurance against such risks as are or hereafter may be customarily insured against in connection with developments similar to the Property in construction, nature and use.

(2) All policies shall be written by a company holding a rating of "AA" or better from Best's Insurance Reports.

(3) The Association shall have the authority to adjust losses.

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

(5) Each policy of insurance obtained by the Association shall, if reasonably possible, provide: a waiver of the insurer's subrogation rights with respect to the Association, the Owner, and their respective directors, officers, agents, employees, invitees, and tenants; that it cannot be canceled, suspended or invalidated due to the conduct of any particular Owner or Owners; that it cannot be canceled, suspended or invalidated due to the conduct of the Association or of any director, officer, agent or employee of the Association without a prior written demand that the defect be cured; without a prior written demand that the defect be cured; that any "no other insurance" clause therein shall not apply with respect to insurance held individually by Owners.

6.6. Quorum Requirements. The quorum required for any action by the Members hereunder, unless otherwise specifically set forth in this Declaration, shall be as follows: At the first meeting called the presence of Members or of proxies entitled to cast sixty percent (60%) of all outstanding votes shall constitute a quorum. If a quorum is not present at the first meeting, another meeting may be called at which a quorum shall be one-half of the quorum which was required at the immediately preceding meeting. No such subsequent meeting shall be held more than forty-five (45) days following the immediately preceding meeting.

## VII. USE RESTRICTIONS

7.1. Use of Common Area. The Common Areas shall be used only in a manner consistent with their community nature and with the use restrictions applicable to Lots and Living Units.

7.2. Use of Lots - Living Units. All Lots are intended to be improved with Living Units and are restricted to such use. No gainful occupation, profession, trade or other non-residential use shall be conducted on any Lot or Living Unit without the prior written consent of the Association and applicable governmental entities. Notwithstanding the foregoing, the use of a portion of the Living Unit as a home office shall not violate the foregoing so long as the Owner/occupant shall not physically conduct business out of, or receive clients or customers at the Living Unit. Except as may be approved to the contrary, each Living Unit shall be used only as a single-family residence and may only be leased for a period of three (3) consecutive days or longer. Nightly rentals of less than three (3) days are not allowed. No Lot or Living Unit shall be used, occupied, or altered in violation of law, so as to jeopardize the support of any other Living Unit, so as to create a nuisance or interfere with the rights of any Owner, or in a way which would result in an increase in the cost of any insurance covering the Common Areas.

7.3. Building Features and Materials.



(a) Building Location. Each building shall be located such that:

(i) The building shall be oriented on a Building Pad as shown on the Plat, and in accordance with the provisions of Article VIII and all applicable city and county setback requirements and zoning ordinances.

(ii) For the purposes of this covenant, steps and open porches shall be considered as a part of a building, but eaves may extend beyond the setbacks [building pad] if permitted by applicable building codes.

(b) Garages. Garages must be fully enclosed and located within the setbacks, accommodate a minimum of two (2) cars.

(c) Exterior Building Wall Materials. Wood siding, stone and stucco shall be required for the exteriors of Living Units. The use of any other materials subsequently added to the exterior of such buildings shall require the prior approval of the Architectural Control Committee.

(d) Roof, Soffit and Facia. Roof material shall be restricted to architectural asphalt shingles, or other materials approved by the Architectural Control Committee. Soffit and facia material shall be restricted to cedar, siding (cement or fiber) or other materials approved by the Architectural Control Committee.

(e) Chimney. Chimneys of approved exterior materials may not exceed the height required by appropriate governmental agencies.

(f) Mailboxes. Mailboxes shall be provided by Declarant subject to approval of the United States Post Office, but shall thereafter be maintained by the Association.

(g) Fences and Walls. Subject to the exceptions set forth below and except as to fences installed by Declarant, no fencing shall be permitted within the Development. Notwithstanding the foregoing, Declarant shall be permitted to install a perimeter fence as part of the Project and Owners may install dog runs and privacy enclosures around patios of Living Units. All privacy enclosures must be approved by the Architectural Control Committee prior to installation. Perimeter fences surrounding the Project, if any, are to be maintained by the Association. All privacy enclosures on a Lot shall be maintained by the Owners in the condition originally installed by Declarant or as approved by the Architectural Control Committee.

(h) Antennas. All antennas are restricted to the attic or interior of the residence. It is mandatory that all homes be pre-wired for cable reception. Satellite dish antennas (of not less than three feet in diameter) shall be allowed provided they are screened from view and their location is approved by the Architectural Control Committee.

(i) Trellis. Trellis or Pergola structures are allowed if made of wood or vinyl as approved by the Architectural Control Committee.

(j) Metal Awnings. Metal awnings, lean-tos, patio covers or other metal or wood exterior structures shall not be permitted on any Lot, without the prior written consent of the Architectural Control Committee.

7.4. Landscaping. The Association shall be solely responsible for the installation and maintenance of Landscaping. Except as provided herein, no Owner shall have the right to install or maintain any such landscaping even if located upon his Lot; provided, however, Owners, at their sole cost, shall be permitted to plant annuals upon their Lot at locations provided for the same and such Owners shall be solely responsible for the maintenance of the same.

7.5. Recreational Vehicles. No boats, trailers, recreational vehicles, large trucks and commercial vehicles belonging to Owners or other residents of the Development shall be parked upon the Property, except temporary parking not to exceed seventy-two (72) hours, or within an area designated by the Plat for the storage of such recreational vehicles. The Association may charge for such storage rights. No motor vehicle of any kind shall be repaired, constructed or reconstructed upon any Lot, public street or other Common Areas, except that these restrictions shall not apply to emergency repairs to vehicles. Any motor or recreational vehicle on a lot must be kept in an enclosed garage.

7.6. Pets. No animals other than household pets shall be kept or allowed on any Lot, in any Living Unit, or within any part of the Common Areas. Whenever a pet is allowed to leave a Lot, it shall be kept on a lease or in a cage. No animals may be bred for commercial purposes. No pets shall be allowed to make an unreasonable amount of noise or otherwise become a nuisance. The exterior structure for the care, housing or confinement of any such pets shall be maintained by Owner and approved by the Architectural Control Committee. Any Owner or other resident within the Development who violates this Section shall be subject to such penalties or fines as set forth in Section 6.2 (d).

7.7. Common Areas. Subject to the restrictions of Section 7.8, the Common Areas of the Development shall be improved and used only for the following purposes:

- a. Vehicular and pedestrian access to and from all streets and trails and movement within the Development or the Additional Land and space for temporary vehicular parking.
- b. Recreational use by Owners and occupants of Living Units and their guests.
- c. Beautification of the Development.
- d. Privacy for the Owners and occupants of Living Units.
- e. Such other uses as shall be determined from time to time by the Officers for the benefit of members of the Association following consultation with the Architectural Control Committee.

7.8. Insurance. No use shall be made of any Living Unit or of the Common Areas which

shall cause the improvements within the Development or any part thereof to be uninsurable against loss by fire or other perils included in insurance contracts, or cause such insurance to be canceled or suspended, or cause any company issuing such insurance to refuse renewal thereof. Each Owner shall be responsible for securing insurance presently known as homeowners special form coverage (Form 3, or better).

7.9. Machinery and Equipment. No machinery or equipment of any kind shall be placed, used, operated or maintained in or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use, maintenance or construction of a Living Unit or appurtenant structures.

7.10. Maintenance and Repair. No Living Unit, building, structure (including interiors thereof), or landscaping upon any Lot shall be permitted to fall into disrepair and, subject to the requirements herein as to approval by the Architectural Control Committee, each such Living Unit, building, structure, or landscaping at all times shall be kept in good condition by the Owners and as appropriate, adequately painted or otherwise finished by the Owner thereof. Such obligation shall extend, but shall not be limited to, the painting, repair, replacement and care of roofs, gutters, down spouts, and exterior building surfaces. Each Owner shall also paint, repair and otherwise maintain the interior of his Living Unit and shall maintain all mechanical devices, including but not limited to, appurtenant electrical, plumbing and heating, ventilating and air conditioning systems.

7.11. Nuisances. No rubbish or debris of any kind shall be placed or permitted by an Owner upon or adjacent to any Lots, so as to render such Lot or portion thereof unsanitary, unsightly, offensive, or detrimental to other Owners. No Living Unit or Lot shall be used in such manner as to obstruct or interfere with the enjoyment of occupants of other Living Units or Lots. Without any of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices (except security devices used exclusively for security purposes) shall be located or placed on Lots or in Living Units.

7.12. Right of Entry. During reasonable hours, any Officer, any member of the Architectural Control Committee or any Manager, or any officer or authorized representative of any of them, shall have the right to enter upon and inspect any Lot, and the improvements thereof, to ascertain whether or not the provisions of this Declaration, the requirements of the Committee as specified in Article VIII, and the Association Rules have been or are being complied with.

7.13. Signs. No signs whatsoever (including, without limitation, political signs) shall be erected or maintained on any Lot, except:

- a. Such signs as may be required be legal proceedings.
- b. Construction identification signs of a combined total face area of four square feet or less for each Living Unit.
- c. A "For Sale" or "For Rent" sign, to the extent permitted by the Officers.

7.14. Trash Containers and Collection. All garbage and trash shall be placed and kept in covered containers of a type and style which shall be approved by the Architectural Control

Committee. Insofar as possible, such containers shall be maintained as not to be visible from neighboring Lots except to make them available for collection and then only for the shortest time necessary to effect such collection. Each Owner must at all times and at their expense provide garbage cans and plastic liners therefor, unless the Association elects to provide the same.

7.15. Water and Sewer Billings. Unless provided by the Association, all charges for culinary and secondary water and sewage services shall be the separate responsibility of the Owner of a Lot. However, if such charges are assessed to the Association, the Association shall be entitled to include such amounts in the Annual Budget and make assessments for the same. By becoming an Owner of a Lot, such Owner shall be deemed to have given his consent to the creation of and subject to the requirement of special service district to manage the utilities.

7.16. Enforcement of Land Use Restrictions. The following persons shall have the right to exercise or seek any remedy at law or in equity to enforce strict compliance with this Declaration:

- a. Declarant, so long as it has any interest in any of the Property;
- b. Any Owner; or
- c. The Association.

The prevailing party in an action for the enforcement of any provisions of this Declaration (including but not limited to litigation and the appeal thereof) shall be entitled to collect court costs and reasonable attorney's fees.

7.17. Exception for Declarant. Notwithstanding the restrictions contained in this Article VII, including, but not limited to those imposed under section 7.2, for the seven (7) year period following the date on which this Declaration is filed for record in the office of the County Recorder of Weber County, Utah, Declarant shall have the right to use any Lot or Living Unit owned by it, and any part of the Common Areas reasonably necessary or appropriate, in furtherance of any construction, marketing, sales, management, promotional, or other activities designed to accomplish or facilitate improvement of the Common Areas or improvement and/or sale of all Lots owned by the Declarant within the Development or upon the Additional Land whether annexed into the Development or not. The Association may grant the Declarant the right to utilize its Lots and the Common Areas as provided in section 7.17 beyond the seven (7) year limitation.

## VIII. ARCHITECTURAL CONTROL

8.1. Architectural Control Committee. The Officers of the Association shall appoint a three member committee to act as the Architectural Control Committee as provided in this Declaration (the "Committee"). The duty and obligation of the Committee shall be to enforce the provisions of the Declaration pertaining to the Committee and the Architectural Guidelines and to review items requiring the Committee's approval and to insure that all improvements and landscaping within the property harmonize with existing surroundings and structures (herein the "Committee"). The Committee need not be composed of Owners. If such a Committee is not appointed the Officers shall perform the duties required of the Committee.

8.2. Submission to Committee. No exterior of a Living Unit, addition to a Living Unit,

courtyard, accessory building, structure or improvement including landscaping shall be constructed, altered, improved, repainted (except in the same color) or otherwise modified unless completed plans and specifications therefore have first been submitted to and approved by the Committee. All such plans and specifications shall be consistent with Architectural Guidelines which shall be from time to time adopted by the Officers. The Committee shall promptly review submitted plans and specifications and respond to the submitting Owner. All plans and specifications submitted to the Committee must be approved by the Owner of the Lot.

8.3. Standard. In deciding whether to approve or disapprove plans and specifications submitted to it, the Committee shall use its best judgment to insure that all improvements, construction, landscaping and alterations on Lots within the Property conform to and harmonize with existing surroundings and structures and that such proposed improvements enhance the value and aesthetics of the Project and are in compliance with the Declaration, the Architectural Guidelines and the Association Rules.

8.4. Approval Procedure. Any plans and specifications submitted to the Committee shall be submitted on a form provided by the Committee and in triplicate. A preliminary review of design drawings will be required with a final review to be made of working drawings. Upon completion of each review, one set of plans will be retained by the Association, one set will be retained by the reviewing architect (if any) and the remaining set of plans will be returned to the Owner.

All plans and specifications shall be approved or disapproved by it in writing within thirty (30) days after submission. In the event the Committee fails to take any action within such period it shall be deemed to have approved the submitted plans and specifications.

8.5. Address for Submittal. Plans and specifications for the construction and installation of any and all improvements within the Development shall be submitted and approved by the Committee (prior to submittal to any required governmental agency) at the following address:

TRAPPERS RIDGE  
c/o Watts Enterprises  
Architectural Control Committee  
5200 South Highland Drive  
Salt Lake City, Utah 84117

The Officers of the Trappers Ridge Homeowners Association, Inc. have the authority to change the address for the submittal of plans and specifications upon notification to the Association.

8.6. Construction. Once begun, any improvements, construction, landscaping, or alterations approved by the Committee shall be diligently prosecuted to completion. All construction shall utilize quality workmanship and shall use quality materials, new unless otherwise specified. The Owner of the Lot shall be responsible to minimize the impact upon adjacent Lots and the Development resulting from its construction of improvements.

8.7. Liability for Damages. The Committee shall not be held liable for damages by reason of any action, inaction, approval, or disapproval by it with respect to any request made pursuant to



this Article VIII. The Committee shall not be responsible to insure that the plans and specifications comply with applicable building codes or that such improvements are architecturally safe and sound. The submitting Owner, by the submission of the plans and specifications agrees to indemnify and hold the Committee and the Association harmless from any liability resulting from the submission, review and approval of the plans and specifications as well of the construction of the improvements contemplated by such plans and specifications.

8.8. Exception for Declarant. The foregoing provisions of this Article VIII shall not apply to any improvement, construction, landscaping, or alteration which is carried out by Declarant on any Lot or on any part of the Common Areas and which occurs at any time during the twenty (20) year period following the date on which this Declaration is filed for record in the office of the County Recorder of Weber County, Utah.

## IX. RIGHTS OF FIRST MORTGAGEE

Notwithstanding anything to the contrary contained herein, the following provisions shall apply:

9.1. Notice of Default. In the event an Owner neglects for a period of thirty (30) days following written notification to cure any default of such Owner's duties and obligations under this Declaration, the Association may give written notice of such fact to the holder of any first mortgage covering such Owner's Lot.

9.2. Abandonment, Termination, Etc. Unless all of the holders of first mortgages on the individual Lots have given their prior written approval, neither the Association nor the Owners acting as a group shall be entitled by act, omission or otherwise:

- (a) To abandon the Development or to revoke, in their entirety, the Declaration, the Plat and documents associated therewith;
- (b) To revoke the Associations ability to impose assessments upon the Owners of the Development;
- (c) To abandon, partition, subdivide, encumber, sell, hypothecate, transfer or otherwise encumber all or any part of the Common Areas except for the creating of easements and similar purposes consistent with the intended use of the Common Areas; or
- (d) To use hazard insurance proceeds resulting from damage to any part of the development for any purposes other than the repair, replacement, or reconstruction of such improvements.

9.3. Notice of Substantial Damage or Destruction. The Association shall notify all holders of any first mortgage lien or equivalent security interest on a Lot, who have made written request upon the Association of any substantial damage to or destruction of any part of the Common Areas involving an amount in excess of, or reasonably estimated to be in excess of \$15,000. Said

notice shall be given within ten (10) days after the Association learns of such damage or destruction.

9.4. Condemnation or Eminent Domain Proceedings. The Association shall give written notice to all holders of any first mortgage lien or equivalent security interest, who have made written request upon the Association therefor, of any condemnation proceedings or proposed acquisition of any portion of the Common Areas within ten (10) days after the Association learns of the same.

9.5. Hazard Policy to Include Standard Mortgagee Clause. Each policy of the hazard insurance shall include the standard mortgagee clause which either shall be endorsed to provide that any proceeds shall be paid to the Association for the use and benefit of mortgagees as their interests may appear, or shall be otherwise endorsed to fully protect the interest of mortgagees. In addition, the mortgagee clause shall provide that the insurance carrier shall notify each mortgagee at least ten (10) days in advance of the effective date of any reduction in or cancellation of the policy.

9.6. Rights Upon Foreclosure of Mortgage. The lien of the assessments provided in Article V shall be subordinate to the lien of any First Mortgage upon such Lot; and the holder of a first mortgage (or deed of trust) on a Lot who comes into possession of the Lot by virtue of foreclosure of such first Mortgage, or in lieu of foreclosure obtains possession by deed or assignment, or any purchaser at a foreclosure sale, will take the Lot free of any claims for unpaid assessments and charges against the Lot which accrue prior to the time such holder comes into possession of the Lot, except for claims for a share of such assessments or charges resulting from a reallocation of such assessments or charges to all Lots including the mortgage Lot. Notwithstanding the foregoing, the Owner of such shall continue to remain personally liable for such assessments pursuant to Article V of this Declaration.

9.7. Mortgagees' Rights to Inspect Association Records. The holders of first Mortgages shall have the right upon reasonable notice and during business hours to inspect and copy at their own expense all books and financial records of the Association.

## X. MISCELLANEOUS

10.1. Notices. Any notice required or permitted to be given to any Owner or Member under the provisions of this Declaration shall be deemed to have been properly furnished if personally delivered or if mailed, postage prepaid, to the person who appears as a Member or Owner, at the latest address for such person appearing in the records of the Association at the time of mailing.

10.2. Amendment. Subject to the provisions of Section 9.2 of this Declaration any amendment hereto shall require (i) the affirmative vote of at least two-thirds (2/3) of all Class A membership votes, which Members present in person or represent by proxy are entitled to cast at a meeting duly called for such purpose; and, (ii) so long as the Class B membership exists, the written consent of the Declarant. Written notice setting forth the purpose of the meeting and the substance of the amendment proposed shall be sent to all Members at least ten (10) but not more than thirty (30) days prior to the meeting date. The quorum required for any such meeting shall be as follows: At the first meeting called the presence of Members, either in person or by proxy, representing at least sixty

percent (60%) of all votes of the Class A Membership and the Class B Membership, so long as the Class B membership exists, shall constitute a quorum. If the quorum is not present at the first meeting or any subsequent meeting, another meeting may be called (subject to the notice requirement set forth in the foregoing portion of this Section 3), at which a quorum shall be one-half (1/2) of the quorum which was required at the immediately preceding meeting. No such subsequent meeting shall be held more than forty-five (45) days following the immediately preceding meeting. Any amendment authorized pursuant to this Section shall be accomplished through the recordation of an instrument executed by two Officers of the Association, and by the Declarant if the Class B Membership then exists. In such instrument, two Officers of the Association shall certify that the vote required by this Section for amendment has occurred.

10.3. Consent in Lieu of Voting. In any case in which this Declaration requires for authorization or approval of a transaction, the consent or affirmative vote of a stated percentage of the Members, such requirement may be fully satisfied by obtaining, with or without a meeting, written consents to such transaction from the required percentage of Members from each class entitled to vote on the issue. The following additional provisions shall govern any application of this Section 10.3:

(a) All necessary consents must be obtained prior to the expiration of ninety (90) days after the first consent is given by any Member.

(b) The total number of votes required for authorization or approval under this Section 10.3 shall be determined as of the date on which the last consent is signed.

(c) Except as provided in the following sentence, any change in ownership of a Lot which occurs after consent has been obtained from the Owner thereof shall not be considered or taken into account for any purpose. A change in ownership which would otherwise result in an increase in the total number of Class A votes outstanding shall, however, be effective in that regard and shall entitle the new Owner to give or withhold his consent.

(d) Unless the consent of all Members whose memberships are appurtenant to the same Lot is secured, the consent of none of such Members shall be effective.

10.4. Lease Provisions. Any Owner may lease his Lot and such buildings as are situated thereon; provided, however, that any lease agreement between a Owner and a lessee shall be in writing, and must provide, inter alia, that:

(a) The terms of the lease and the lessee's occupancy of the Lot or Living Unit shall in all respects be subject to the provisions of the Declaration, Articles of Incorporation of the Association, Bylaws, and any Association Rules; and

(b) Any failure by the Lessee to comply with the terms of such documents shall constitute a default under the lease. The Owner/Lessor shall be required to enforce the terms of the lease and evict the lessee, as appropriate.



(c) No lease shall be for a term of less than five (5) consecutive days.

(d) The lessee shall indemnify and hold the Association harmless from any claim, cause of action, cost or expense incurred by the Association resulting from the lessee's use or occupancy of the Lot, Living Unit or the Common Areas of the Development.

As a condition of leasing a Lot or Living Unit as permitted under this Declaration, the Owner shall obtain renters insurance or expanded property owners insurance insuring the Owner and the Association from any claim, cause of action, cost or expense incurred by the Association resulting from the Owner's lessee use or occupancy of any portion of the Development including but not limited to the Common Areas. Such Owner shall personally indemnify and hold the Association harmless from any damage to, or liability from the Owner's lessee's use or occupancy of the Common Areas.

10.5. Declarant's Rights Assignable. All or any portion of the rights of Declarant under this Declaration or in any way relating to the Property may be assigned.

10.6. Dissolution. Subject to the restrictions set forth in Article IX of this Declaration pertaining to mortgagee protection, the Association may be dissolved by the affirmative assent in writing of two-thirds (2/3) of the votes of each class membership. Upon dissolution of the Association all of its assets (including the Common Areas) may be dedicated or transferred to a similar homeowner's association (as provided below) or an appropriate public agency or authority to be used for purposes similar to those provided for in the Articles of Organization or this Declaration. In the event the Association's assets are transferred to a non profit corporation, trust, or other entity to be used for similar purposes, each Owner shall continue to be obligated to make assessment payments for the maintenance and upkeep of the Common Areas, common access roadways, curbs, gutters and sidewalks on a pro rata basis which conforms substantially with the assessment procedure, terms and conditions set forth in Article V of this Declaration.

10.7. Interpretation. 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 whole shall include any party thereof, and any gender shall include the other gender. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof.

10.8. Covenants to Run With Land. This Declaration and all provisions hereof shall constitute covenants that 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 the Owners. Any party who hereafter acquires any interest in a Lot and the Common Areas shall be subject to the terms of this Declaration, the Association Rules, the Architectural Guidelines and any other document, covenant or condition contemplated by this Declaration. The failure to comply with any of the foregoing shall be grounds for an action by the Association or an aggrieved Owner for the recovery of damages, or for injunctive relief, or both. By acquiring any interest in a Lot or in the Common Areas, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

10.9. Effective Date. This Declaration and any amendment hereof shall take effect upon its being filed for record in the office of the County Recorder of Weber County, Utah.

10.10. Lender's Agreement of Subordination. By its execution of this Declaration, First Bank of Arizona, a \_\_\_\_\_ (hereinafter 'Lender'), agrees, covenants and declares that this Declaration shall be senior in priority to that Deed of Trust, Security Agreement and Financing Statement made as of \_\_\_\_\_ by and between Eden Village, L.L.C., as "Borrower," \_\_\_\_\_ as "Trustee," and Lender as "Lender" (hereinafter "Trust Deed"), which Trust Deed was recorded on 2002, as Entry No. \_\_\_\_\_ in Book \_\_\_\_\_, beginning at page \_\_\_\_\_ the Official Records of Weber County and that said Trust Deed shall be subordinate to and subject to this Declaration notwithstanding the fact that this Declaration is recorded later in time than the Trust Deed.

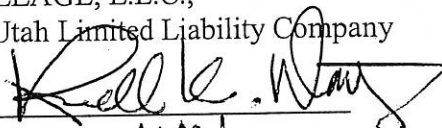
10.11 Severability. In the event any portion of this Declaration shall be determined to be unenforceable, such unenforceable portion shall be severed from the remainder of the Declaration and the remaining portions of the Declaration shall remain in full force and effect. Should it be determined that any portion of the Declaration is subject to the terms and conditions of the Utah Condominium Ownership Act (U.C.A. §57-8-1 et. seq.) such portions of the Declaration shall be automatically amended to as necessary to be in compliance with such act. Otherwise, it is the Declarant's intent that the Declaration not be subject to the Utah Condominium Ownership Act.

EXECUTED the day and year first above written.

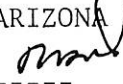
Declarant:

EDEN VILLAGE, L.L.C.,  
a Utah Limited Liability Company

By:

  
Its MAN.

Lender:

FIRST NATIONAL BANK OF ARIZONA  
~~FIRST BANK OF ARIZONA,~~   
a -----

By:

  
Its Sr. Vice President

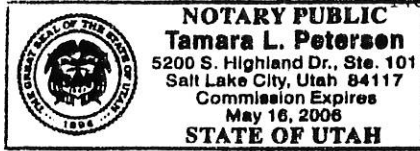
E# 1885577 BK2279 PG1395

STATE OF UTAH :  
 : SS  
COUNTY OF SALT LAKE :

On the 22 day of October, 2002, personally appeared before me Russell K. Watts, who being by me duly sworn did say that he is a Manager of Eden Village, L.L.C., and that the within and foregoing instrument was signed in behalf of said limited liability company by authority of a resolution of its Members and Russell K. Watts duly acknowledged to me that said limited liability company executed the same.

My Commission Expires: 5/16/02

Tamara L. Peterson  
Notary Public



STATE OF UTAH :  
 : SS  
COUNTY OF SALT LAKE :

On the 22<sup>nd</sup> day of October, 2002, personally appeared before me Michael S. Done, who being by me duly sworn did say that he is the Sr. Vice President of First Bank of Arizona, Inc. and that the within and foregoing instrument was signed in behalf of said National corporation by authority of a resolution of its Board of Directors and said Michael S. Done duly acknowledged to me that the named corporation executed the same.

My Commission Expires: 11/19/04

Lisa L. Warrington  
Notary Public



E# 1885577 BK2279 PG1396

EXHIBIT A: PROPERTY DESCRIPTION TO BE SUBDIVIDED

TRAPPERS RIDGE AT WOLF CREEK P.R.U.D PHASE 1

E# 1885577 BK2279 PG1397

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**THE ADDITIONAL LAND**

E4 1885577 BK2279 PG1398

**EXHIBIT "C"**  
**LOT SIZE AND ASSESSMENT DESIGNATIONS**

<b>Lot</b>	<b>Size</b>	<b>Max. Monthly Assessment</b>	<b>% of Special Assessments</b>
1	Small	\$120.00	6.366%
2	Small	\$120.00	6.366%
3	Small	\$120.00	6.366%
4	Small	\$120.00	6.366%
5	Large	\$165.00	8.750%
6	Medium	\$145.00	7.700%
7	Large	\$165.00	8.750%
8	Large	\$165.00	8.750%
9	Large	\$165.00	8.750%
10	Medium	\$145.00	7.700%
11	Large	\$165.00	8.750%
12	Medium	\$145.00	7.700%
13	Medium	\$145.00	<u>7.700%</u>
<b>Total</b>			100.00%