

**TOWN
COUNCIL**

**Application for Project Review
Garden City, Utah**

REVIEWED AUG 08 2024

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

Ordinance Reference:

- | | |
|---|---------------------------------|
| <input type="checkbox"/> Annexation | 11A-301 |
| <input type="checkbox"/> Appeal | 11B-400 |
| <input type="checkbox"/> Conditional Use Permit | 11C-500 |
| <input type="checkbox"/> Condominium/Townhouse | 11E-524 or 11E-525 |
| <input type="checkbox"/> Encumbrance | |
| <input type="checkbox"/> Extension of Time | Subdivision 11E-503/PUD or PRUD |
| | 11F-107-A-2 |
| <input type="checkbox"/> Lot Split/Lot Line Adjustment | 11E-506 |
| <input type="checkbox"/> PUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Conceptual | 11C-1950, 11E-100, and 11F-100 |
| <input type="checkbox"/> PRUD Phase Approval/Preliminary or Final | 11C-1950, 11E-100, and 11F-100 |
| <input checked="" type="checkbox"/> Subdivision <i>Final Plat</i> | 11E-100 |
| <input type="checkbox"/> Vacation of Subdivision | 11E-523 |
| <input type="checkbox"/> Variance | 11B-308 |
| <input type="checkbox"/> Water Transfer | 13A-1300 |
| <input type="checkbox"/> Zone Change | |
| <input type="checkbox"/> AEG Meeting, (Affected Entity Group): | |
| <input type="checkbox"/> Other Land Use Permit _____ | |

Project Name: Crystal View Estates (Elk's Ridge III) Current Zone: HE Proposed Zone: _____

Property Address: Garden City Canyon

Parcel # 41 - 17 - 000 - 0107

Contact Person: Lance Anderson Phone #: 435-760-1622

E-mail address: lance@cachelandmark.com

Mailing Address: 95 W Golf Course Rd. Ste 101, Logan, UT 84321

Applicant (if different): Elevate Development Group, LLC Phone #: 801-900-8363

Mailing Address: 2700 HOMESTEAD ROAD, SUITE 215, Park City, UT 84098

Property Owner of Record (if different): Tim Aalders, Elevate Development Phone #: 801-900-8363

Mailing Address: Same

Project Start date: July 2024 Completion date: July 2025

Describe the proposed project as it should be presented to the hearing body and in the public notices.

Residential Lots for Crystal View Estates.

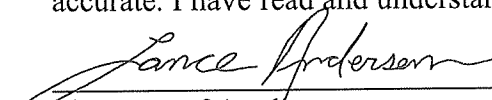
Phase 1 includes 30 residential lots with associated road and utility improvements.

Phase 2 includes the development of 64 Residential town homes with Cluster Development

Lot Size in acres or square feet: Varies Number of dwellings or lots: 94

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.



Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**

Tim Alders

Signature of Owner of Record

Signature of Owner of Record

Signature of Owner of Record

Office Use Only
Date Received: _____
Fee: _____
By: _____



Garden City Project Checklist

A complete application packet must be filed with the Garden City Town Clerk by the due date listed on the "Procedure for Submittal Poster" for the meeting when your project will be considered. Subdivisions, PUD/PRUD, and Condominium projects are required to follow the Subdivision/PUD/PRUD Process, which also requires an AEG pre-meeting before turning in this packet.

INCOMPLETE APPLICATION PACKETS WILL NOT BE ACCEPTED.

PLEASE REFER TO ORDINANCES FOR A LIST OF REQUIRED DOCUMENTS TO BE INCLUDED WITH THE FOLLOWING PROJECT APPLICATIONS:

- ☒ **Subdivision Plat:** \$3,000 Deposit * 11E
 Preliminary Plat: \$500 per plat + \$10 per lot 11E-400
 Final Plat: \$500 per plat + \$10 per lot 11E-500
 Subdivision packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Condominium Plat:** \$3,000 Deposit * Must follow Subdivision Ordinance, Chapter 11E and/or Planned Unit Development Ordinance, Chapter 11F and:
 Condominium Plat: \$500 per plat + \$10 per lot 11E-524
 Townhouse Plat: \$500 per plat + \$10 per lot 11E-525
 Condominium packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Planned Unit Development or Planned Residential Development (PUD or PRUD):**
 \$3,000 Deposit * 11C-1950, 11F & 11E
 Preliminary PUD Development Plan: \$1,000 11F-103
 Final Development Plan: \$1,000 11F-107
 PUD/PRUD packets must include A, 20 of B, 4 of C, D, E, & F for each plat
- ☐ **Readjustment of Lot Lines or Lot Splits:** \$250 11E-506
 Packets must include A, B, C, D, E, & F, Also, a deed for each lot
- ☐ **Vacation of Subdivision:** \$300 11E-523
 Packets must include A, 20 of B, 4 of C, D, E, & F
- ☐ **Conditional Use Permit:** \$300
 CUP packets must include A, 9 of B, D, E, & F
- ☐ **Variance:** \$250 11B-308
 Variance Packets must include A, B, D, E, & F
- ☐ **Annexation:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-300
 Annexation packets must include A, 20 of B, 4 of C, D, E, & F
- ☐ **Zone Change:** \$300 for first acre or less, \$20 per acre for each additional acre (Maximum of \$1,000) 11A-302
 Zone Change packets must include A, 20 of B, 4 of C, D, E, & F

☐ **Encumbrance: \$250**

Encumbrance Packets must include A, B, D, E, & F

☐ **Un-Encumbrance: \$250**

Un-Encumbrance Packets must include A, B, D, E, & F

☐ **Appeal: \$250**

Appeal Packets must include A and a letter from the property owner outlining the reason for the appeal.

☐ **Extension of Time:**

Extension of Time Packets must include A, and a letter from the Developer explaining the reason for the extension request.

☐ **Other Land Use Permits: \$50**

Packets must include A, B, D, E, & F

☐ **Water Share Transfer:**

Water Share Transfer Packets must include A

☐ **AEG Meeting, (Affected Entity Group): \$500 Deposit**

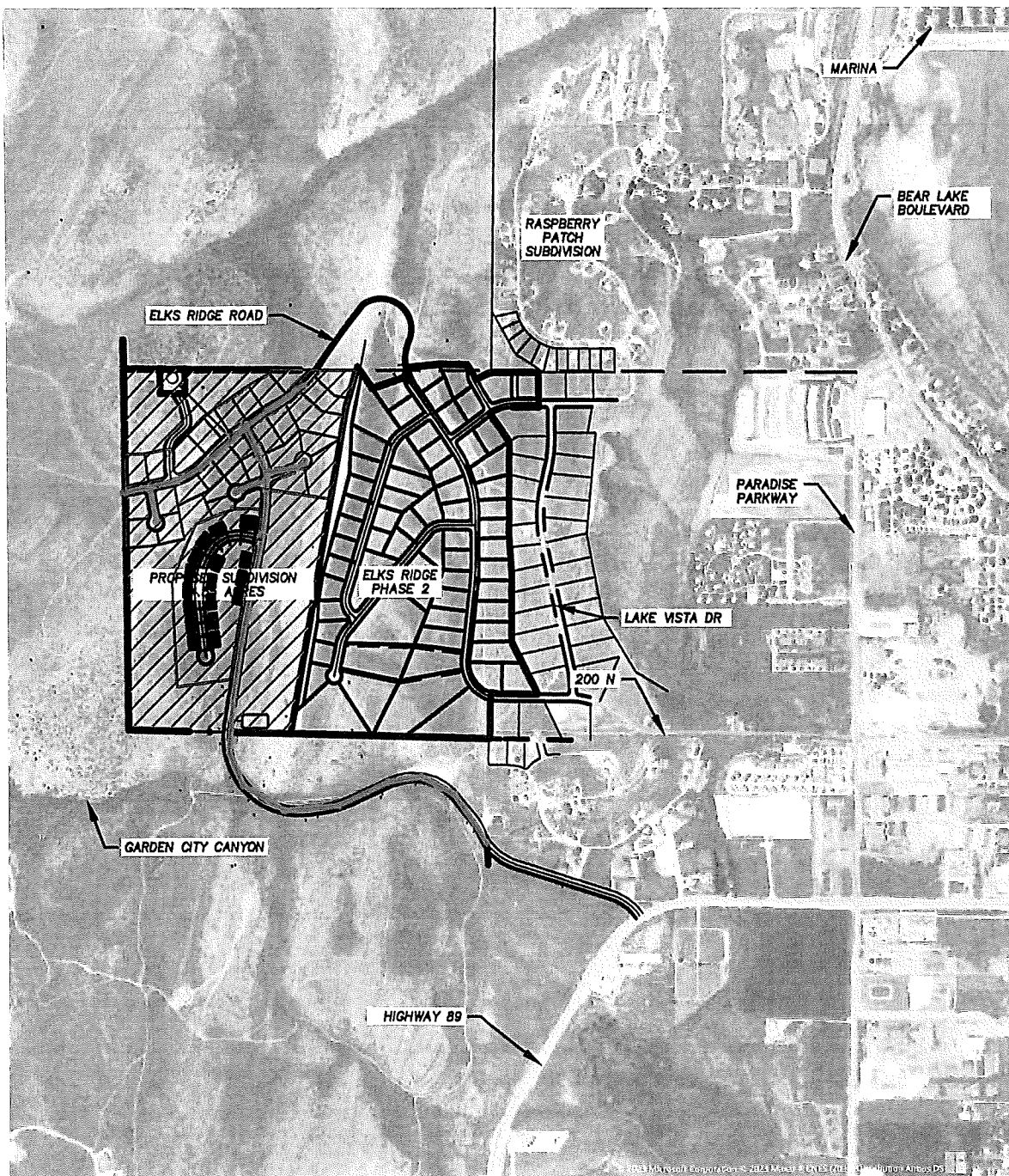
Packets must include A, 10 of B

* The \$3,000 deposit is used to cover engineer costs, attorney costs, recording fees, etc. The balance will be refunded to developer.

PACKET DOCUMENTATION REQUIREMENTS

- A. Completed Garden City Application for Project Review@ form.
- B. 11"x14' or 11"x17' plot plan showing lot dimensions and area, and the location, uses dimensions, and set backs of all existing and proposed buildings. Any right-of-ways or easements must be shown if applicable. **Provide 20 readable hard copies.**
- C. A AD@ size (22" x 34") plot plan showing lot dimensions and area, and the location, uses, dimensions, and set backs of all existing and proposed buildings. When appropriate, include the same information for property from which a new lot is being created. Plot at appropriate scale (e.g. 1"=50' or 1"=100')
- D. A legal description and current ownership plat of the property.
- E. A current Title Report or Preliminary Title Report showing ownership. Must match legal description on plat.
- F. An electronic copy of plat.

Please review Garden City ordinances for requirements for each type of project. Garden City ordinances can be found at www.gardencityut.us.



1 VICINITY MAP
SCALE: 1" = 1200'

OBJECT:

CRYSTAL VIEW ESTATES

SET DESCRIPTION:

VICINITY MAP

APPROVED

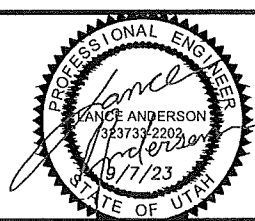
PROFESSIONAL ENGINEER

DATE



Cache • Landmark
Engineers
Surveyors
Planners

95 W. Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099



DATE: 7 SEPTEMBER 2023

DRAFTING BY: W. HENDRICKSON

CHECKED BY: L. ANDERSON

APPROVED BY: L. ANDERSON

PROJECT NUMBER 22040ELK

SHEET NO.: 1/2

PLAT NO. _____
BOOK _____ PAGE _____

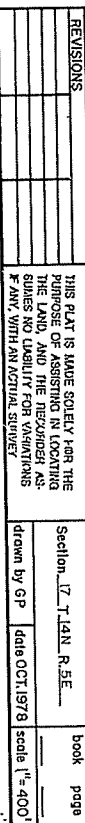


EXHIBIT B

BYLAWS

OF

CRYSTAL VIEW ESTATES OWNERS ASSOCIATION

a Utah nonprofit corporation

Pursuant to the provisions of the Utah Revised Nonprofit Corporation Act (the "Nonprofit Corporation Act"), the following Bylaws of Crystal View Estates Owners Association, a Utah nonprofit corporation (the "Association"), are hereby adopted.

Capitalized terms herein shall have the same meaning as set forth in the Declaration of Covenants, Conditions and Restrictions for Crystal View Estates.

ARTICLE I

Organization, Offices and Property

1.01 Name. The name of the Association is Crystal View Estates Owners Association.

1.02 Principal Place of Business. The address of the Association's principal place of business shall initially be located at 5306 W. Julie Ann Place, Highland, Utah 84003. The Association's principal place of business may be changed from time-to-time as the Board may determine, without amending these Bylaws, by updating the information for the Association on file with the Division. The business operations of the Association may be conducted at the principal place of business identified above and/or at such other locations as the Board may determine from time-to-time.

1.03 Property. All property and assets of the Association shall be owned by, and be held in the name of, the Association as an entity, and no trustee, officer, or Owner shall have any ownership interest in such property or assets in their individual capacity.

1.04 Individual Obligations. The property and assets of the Association shall be used solely for the benefit of the Association, and no property or asset of the Association shall be transferred to or encumbered for or in payment of the individual obligation of any trustee, officer, or Owner.

1.05 Governing Law. The Association shall be governed by, and operated in accordance with, Utah law, and, in particular, the Nonprofit Corporation Act and the Community Association Act, as the same have been, and may yet be, amended from time-to-time.

1.06 Further Instruments. The Association and its trustees, officers, and Owners shall execute, acknowledge, file, and record such other instruments as may be required by these Bylaws, the Articles, the Declaration, the Nonprofit Corporation Act, the Community Association Act, or otherwise by law.

ARTICLE II

Owners

2.01 Place of Meetings. Meetings of Owners shall be held at any place within Utah which shall be designated by the Board. In the absence of any such designation, meetings of Owners shall be held at the principal office of the Association.

2.02 Annual Meetings. The annual meeting of Owners shall be held each year on a date and at a time designated by the Board, with the intention that the annual meeting will be held in December or January of each year if reasonably practical. At each annual meeting, trustees shall be elected, if and as needed, and any other proper business may be transacted.

2.03 Special Meetings.

(a) A special meeting of Owners may be called by a majority of the Board, or the President, and must be called by the President if requested by Owners of no less than 25% of the votes entitled to be cast at such meeting.

(b) If a special meeting is requested by any Owners, then the request shall be in writing, specifying the time of such meeting, the general nature of the business proposed to be transacted, and shall be delivered personally, or sent by certified mail return receipt requested, or by any commercial courier service provided that a signature is obtained to confirm delivery, to the President or Secretary of the Association. The President shall cause notice to be promptly given to the Owners entitled to vote, in accordance with the provisions of Sections 2.04 and 2.05 hereof, that a meeting will be held at the time requested by the Owners calling the meeting, which shall be not less than 30 nor more than 60 calendar days after the receipt of the request by the President or Secretary. If the notice is not given within 20 calendar days after receipt of the request by the President or Secretary, then the Owners requesting the meeting may give the notice. Nothing contained in this paragraph or this Section 2.03 shall be construed as limiting, fixing, or affecting the time when a meeting of Owners called by action of the Board or the President may be held.

2.04 Notice of Meetings of Owners. All notices of meetings of Owners shall be sent or otherwise given in accordance with Section 2.05 hereof not less than 10 nor more than 60 calendar days before the date of the meeting. The notice shall specify the place, date, and hour of the meeting and (i) in the case of a special meeting, the general nature of the business to be transacted, or (ii) in the case of the annual meeting, those matters which the Board intends, at the time of giving the notice, to present for action by the Owners, but the Board may bring up any item of business for action by the Owners at the annual meeting whether or not such matter is identified in the notice of the annual meeting.

2.05 Manner of Giving Notice.

(a) Notice of any meeting of Owners shall be given either personally, or by first-class mail, or by e-mail transmission, or by electronic text message, or by any other means of notice as may be authorized pursuant to a written resolution of the Board, or by any other means permitted by the Nonprofit Corporation Act or the Community Association Act, addressed to the Owner at the address or e-mail or other contact information of that Owner appearing on the books of the Association or given by the Owner to the Association for the purpose of notice. If no such contact information appears on the Association's books or is given

by the Owner, then notice shall be deemed to have been given if sent to that Owner by first-class mail to the mailing address on file with Rich County for purposes of notices relating to property taxes for the Lot owned by that Owner. Notice shall be deemed to have been given at the time when delivered personally, or deposited in the mail, or sent by e-mail transmission or electronic text message, or as otherwise permitted by the Nonprofit Corporation Act or the Community Association Act.

(b) A certificate of the mailing or other means of giving the notice of any meeting of Owners shall be executed by the officer or other agent of the Association giving the notice and shall be filed and maintained in the books and records of the Association.

2.06 Participation in Meetings. Any meeting, annual or special, may be held by conference telephone, video conference, or similar communication equipment, so long as all Owners and other Persons participating in the meeting can hear and be heard by one another, and all such Owners and Persons shall be deemed to be present in person at the meeting.

2.07 Quorum. The presence in person or by written proxy of Owners representing a majority of the votes entitled to be cast at any meeting of Owners shall constitute a quorum for the transaction of business. The Owners present at a duly called or held meeting at which a quorum is initially present may continue to do business until adjournment, notwithstanding the withdrawal of enough Owners to leave less than a quorum, if any action taken (other than adjournment) is approved by Owners representing at least a majority of the votes required to constitute a quorum.

2.08 Voting.

(a) Owners shall be entitled to cast one vote for each Lot owned. If a Lot is owned jointly by more than one Person, then the Persons collectively owning that Lot must decide how to cast the one vote appurtenant to that Lot, and, absent an objection at the time the votes are cast, the vote of any Person owning a Lot shall be conclusively deemed to be the vote of all Persons collectively constituting the Owner of that particular Lot. If there are conflicting votes cast by the Owners of a Lot, then none of the votes shall be counted (but the Owners of such Lot shall still be considered for purposes of constituting a quorum).

(b) A vote of the Owners may be by voice vote or by written ballot, provided, however, that any election of trustees must be by written ballot if demanded by any Owner before the voting has begun.

(c) Once a quorum is present, the affirmative vote of Owners holding a majority of the votes represented at the meeting and entitled to vote on any matter shall constitute a valid act of the Owners (unless a greater vote is required by the Association's governing documents or by law for a particular matter, or as otherwise provided in Section 2.07 above).

(d) At a meeting of Owners at which trustees are to be elected, no Owner shall be entitled to cumulate votes (i.e., cast for any one or more candidates a number of votes greater than the number of votes associated with each membership interest held by that Owner) unless the candidates' names have been placed in nomination prior to commencement of the voting and an Owner has given notice, prior to commencement of the voting, of the Owner's intention to cumulate votes. If any Owner has given such notice, then every Owner entitled to vote may cumulate votes for candidates in nomination and give a single candidate a number of votes equal

to the number of trustees to be elected multiplied by the number of votes to which that Owner is entitled to cast, or distribute the Owner's votes on the same principle among any or all of the candidates. The candidates receiving the highest number of votes, up to the number of trustees to be elected, shall be elected.

2.09 Waiver of Notice or Consent by Absent Owners.

(a) The transactions of any meeting of Owners, either annual or special, however called and noticed, and wherever held, shall be as valid as though conducted at a meeting duly held after regular call and notice if a quorum is present either in person or by written proxy, and if either before or after the meeting each Owner entitled to vote who was not present in person or by written proxy signs a written waiver of notice, or a consent to the holding of the meeting, or an approval of the minutes. The waiver of notice or consent need not specify either the business to be transacted or the purpose of any annual or special meeting of Owners. All such waivers, consents, or approvals shall be filed with the Association records and made a part of the minutes of the meeting.

(b) Attendance by an Owner at a meeting shall constitute a waiver of notice of that meeting, except when the Owner objects, at the beginning of the meeting, to the transaction of any business because the meeting is not lawfully called or convened.

2.10 Action by Written Consent Without a Meeting.

(a) Any action which may be taken at any annual or special meeting of Owners may be taken without a meeting and without prior notice, if a consent in writing, setting forth the action so taken, is signed by a majority of all of the Owners entitled to vote with respect to the subject matter thereof. Such action by written consent shall have the same force and effect as a vote of the Owners. All such written consents shall be filed with and maintained as part of the Association records.

(b) Any Owner giving written consent, or the Owner's written proxy holders, or an Owner's successor in interest, or the personal representative of the Owner or their respective written proxy holders, may revoke the consent in a writing sent to and received by the Association before written consents of a majority of all Owners have been filed with the Association.

2.11 Proxies. Every Owner shall have the right to participate in, and vote at, any meeting of Owners either in person or pursuant to a written proxy signed by the Owner and designating a Person to act and vote on their behalf. A validly executed proxy which does not state that it is irrevocable shall continue in full force and effect unless (i) revoked by the Owner executing it, before the vote pursuant to that proxy, by a writing delivered to the Association stating that the proxy is revoked, or by a subsequent proxy executed by, or attendance at the meeting and voting in person by, the Owner executing the proxy, or (ii) written notice of the death or incapacity of the maker of that proxy is received by the Association before the vote pursuant to that proxy is counted; provided, however, that no Owner proxy shall be valid after the expiration of 6 months from the date of the proxy, unless otherwise expressly stated in the proxy.

2.12 Inspectors of Election.

(a) Before any meeting of Owners, the Board may appoint any Person other than nominees for office to act as inspectors of election at the meeting or its adjournment. If no inspectors of election are so appointed, the presiding officer of the meeting may, and on the request of any Owner or an Owner's proxy shall, appoint inspectors of election at the meeting. The number of inspectors shall be either one or three.

(b) If inspectors are appointed at a meeting on request of one or more Owners or proxies, a majority of the Owners present in person or by proxy at the meeting shall determine whether one or three inspectors are to be appointed. If any Person appointed as inspector fails to appear or fails or refuses to act, then the presiding officer of the meeting may, and upon the request of any Owner or an Owner's proxy shall, appoint a Person to fill that vacancy.

(c) The inspectors shall:

(i) Determine the number of membership interests present at the meeting in person or by written proxy and the voting power of each, the existence of a quorum, and the authenticity, validity, and effect of any written proxy;

(ii) Receive votes, ballots, or consents;

(iii) Hear and determine all challenges and questions in any way arising in connection with the right to vote;

(iv) Count and tabulate all votes or consents;

(v) Determine when the polls shall close;

(vi) Determine the result; and

(vii) Do any other acts that may be proper to conduct the election or vote with fairness to all Owners.

ARTICLE III **Board of Trustees**

3.01 Powers. Subject to the provisions of the Nonprofit Corporation Act, the Community Association Act, and any limitations in these Bylaws, the Articles, or the Declaration relating to action required to be approved by the Owners, the business and affairs of the Association shall be managed, and all corporate powers shall be exercised by or under the direction of the Board. Without prejudice to these general powers, and subject to the same limitation, the Board shall have the power to do the following:

(a) Select and remove all officers, agents and employees of the Association; prescribe any powers and duties for them that are consistent with law (including without limitation the Nonprofit Corporation Act and the Community Association Act), with the Articles, and with these Bylaws; fix their compensation, if any; and, in the discretion of the Board, require them to post a bond or other security for faithful service;

(b) Change the principal office of the Association from one location to another;

(c) Designate any place within Utah for the holding of any meeting of Owners, including annual meetings; and

(d) Borrow money and incur indebtedness on behalf of the Association, and cause to be executed and delivered for the Association's purposes, in the corporate name, promissory notes, deeds of trust, mortgages, and other evidences of debt and securities.

3.02 Number. The number of trustees of the Association shall be a minimum of three, and a maximum of seven, as determined from time-to-time by resolution of the Board, and subject to a vote of the Owners (meaning that a vote of Owners may override a Board resolution regarding the number of trustees).

3.03 Election and Term of Office.

(a) Each trustee shall serve for a term of three years.

(b) The terms of office of the trustees shall be staggered such that at least one trustee is, and no more than three trustees are, elected at each annual meeting of the Owners. Such terms shall remain in place even if a successor trustee is elected to fill the remainder of an otherwise unexpired term.

(c) The trustees shall be elected by the Owners at the annual meetings of Owners, as needed.

(d) Notwithstanding any other provision to the contrary in these Bylaws or the Declaration, the Declarant shall have the ability to appoint three trustees during the Period of Administrative Control, and any additional trustees shall be elected by the Owners as set forth in these Bylaws, with no more than one trustee elected by the Owners at any annual meeting of the Owners during the Period of Administrative Control.

3.04 Vacancies.

(a) Vacancies in the Board shall be filled on an interim basis by a majority vote of the remaining trustees, though less than a quorum, or by a sole remaining trustee.

(b) Each trustee elected on an interim basis by the Board shall hold office until the next annual meeting of the Owners. If the term of office of the successor trustee is scheduled to extend beyond the next annual meeting of Owners, then at that annual meeting of Owners the Owners shall elect a successor trustee to serve for the remainder of the unexpired term of office (and the successor trustee so elected may be the same or may be different than the trustee elected by the Board on an interim basis).

(c) Notwithstanding anything to the contrary in these Bylaws: in the event that a vacancy is created by the removal of a trustee by the vote or written consent of the Owners or by court order, then such vacancy may be filled only by a majority vote of a duly constituted quorum of Owners, and the successor trustee shall serve for the remainder of the unexpired term of office; and any vacancy created by the removal or resignation of a trustee appointed by the Declarant during the Period of Administrative Control may be filled only by appointment by the Declarant.

3.05 Resignation. Any trustee may resign effective upon giving written notice to the Board or the President, unless the notice specifies a later time for the resignation to become effective.

3.06 Participation in Meetings. Any meeting, regular or special, may be held by conference telephone, video conference, or similar communication equipment, so long as all trustees and other Persons participating in the meeting can hear and be heard by one another, and all such trustees and Persons shall be deemed to be present in person at the meeting.

3.07 Annual Meeting. Immediately following each annual meeting of Owners, the Board shall hold a regular meeting for the purpose of organization, the election of officers, and the transaction of other business. No notice of this meeting other than this Section 3.07 need be given.

3.08 Other Regular Meetings. Regular meetings of the Board may be held at such times and places as have been designated from time-to-time by resolution of the Board. Such regular meetings may be held without notice other than this Section 3.08 and such resolution, except that if any such regular meeting is rescheduled by the President or otherwise, then notice of the date, time, and place of the rescheduled meeting shall be delivered to each trustee personally, or by first-class mail, or by e-mail transmission, or by electronic text message, or by any other means of notice permitted by the Nonprofit Corporation Act or the Community Association Act, at least seven calendar days prior to the date and time of the rescheduled meeting.

3.09 Special Meetings. Special meetings of the Board for any purpose may be called at any time by the President or by any two trustees. Notice of the date, time, and place of a special meeting shall be delivered to each trustee personally, or by first-class mail, or by e-mail transmission, or by electronic text message, or by any other means of notice permitted by the Nonprofit Corporation Act or the Community Association Act, at least 14 calendar days prior to the date and time of the special meeting. The notice need not specify the purpose of the meeting.

3.10 Emergency Meetings. Emergency meetings of the Board may be called at any time by the President in order to consider and act upon an emergency matter that cannot reasonably wait for the scheduling of a special meeting of the Board. Notice of the date, time, and place of an emergency meeting shall be delivered, or attempted to be delivered, to each trustee by whatever means are reasonable given the circumstances, with as much advance notice as reasonably possible given the circumstances. The notice shall specify the specific purpose of the meeting with a brief explanation as to why it cannot reasonably wait for a special meeting to be convened and no other business may be addressed at the emergency meeting other than the matters specifically identified in the notice of the emergency meeting.

3.11 Quorum. A majority of the existing trustees shall constitute a quorum for the transaction of business. Except as otherwise required by law (including without limitation the Nonprofit Corporation Act and the Community Association Act), every act or decision done or made by a majority of the trustees present at a meeting duly held at which a quorum is present shall be regarded as the act of the Board. A meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of trustees, if any action taken is approved by at least a majority of the required quorum of that meeting.

3.12 Waiver of Notice.

(a) The transaction of any meeting of the Board, however called and noticed or wherever held, shall be as valid as though conducted at a meeting duly held after regular call and

notice if a quorum is present and if, either before or after the meeting, each of the trustees not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. All such waivers, consents, and approvals shall be filed with the association records and made a part of the minutes of the meeting.

(b) Attendance by a trustee at a meeting shall also constitute a waiver of notice of that meeting, except when the trustee objects, at the beginning of the meeting, to the transaction of any business because the meeting is not lawfully called or convened.

3.13 Action Without Meeting. Any action required or permitted to be taken by the Board may be taken without a meeting, if all members of the Board shall collectively and unanimously consent in writing to that action. Such action by unanimous written consent shall have the same force and effect as a unanimous vote of the Board. All such written consents shall be filed with and maintained as part of the Association records.

3.14 Proxies. Every trustee shall have the right to participate in, and vote at, any meeting of trustees either in person or pursuant to a written proxy signed by the trustee and designating another trustee to act and vote on their behalf. A validly executed proxy which does not state that it is irrevocable shall continue in full force and effect unless (i) revoked by the trustee executing it, before the vote pursuant to that proxy, by a writing delivered to the Association stating that the proxy is revoked, or by a subsequent proxy executed by, or attendance at the meeting and voting in person by, the trustee executing the proxy, or (ii) written notice of the death or incapacity of the maker of that proxy is received by the Association before the vote pursuant to that proxy is counted; provided, however, that no trustee proxy shall be valid after the expiration of 30 days from the date of the proxy, unless otherwise expressly stated in the proxy.

3.15 Compensation of Trustees. Each trustee shall serve on a voluntary basis, without compensation. Nevertheless, a trustee shall not be precluded from serving the Association in any other capacity and receiving reasonable compensation therefor. However, any salary or other compensation paid to any trustee for services rendered in any capacity other than as a trustee shall be approved by a majority of the other trustees.

3.16 Open Meetings. Meetings of the Board shall be open to the Owners on the following terms and conditions.

(a) Any Owner, or their representative as designated in writing by the Owner, may attend a Board meeting.

(b) The Board shall only be required to provide notice of upcoming Board meetings to Owners who have previously made a written request to the Board to be notified of future Board meetings and have provided an e-mail to the Board for purposes of such notice (with notice via e-mail being the only notice to be given to requesting Owners). Notice to requesting Owners shall not be required for: (i) any Board meeting that was included in a schedule of Board meetings previously provided to the requesting Owner; or (ii) in the event of an emergency meeting and notice of such emergency meeting is given to the trustees less than 48 hours before the emergency meeting.

(c) If any trustee is allowed to participate in the Board meeting remotely by means of electronic communication, then Owners shall similarly be notified and allowed the opportunity to participate in the Board meeting remotely by means of electronic communication.

(d) At each Board meeting, Owners shall be provided with a reasonable opportunity to offer comments. The Board may limit such comments to one specific time period during the Board meeting (such as at the beginning of the meeting, the end of the meeting, or any other time during the meeting, as announced by the presiding officer). The Board may reasonably limit the amount of time each Owner is afforded the opportunity to make comments. Owners shall not otherwise speak during, or otherwise interrupt or interfere with, Board meetings, and any disruptive Owner may be removed from and excluded from further participation in that Board meeting.

(e) Board meetings may be closed to Owners in order to allow the Board to:

- (i) Consult with an attorney for the purpose of obtaining legal advice;
- (ii) Discuss pending or potential litigation, mediation, arbitration, or administrative proceedings;
- (iii) Discuss a personnel matter;
- (iv) Discuss a matter relating to contract negotiations, including, without limitation, review of a bid, offer, or proposal;
- (v) Discuss a matter that involves an individual if the discussion is likely to cause the individual undue embarrassment or violate the individual's reasonable expectation of privacy; or
- (vi) Discuss a delinquent assessment or fine.

(f) Actions of the Board pursuant to Section 3.13 are exempt from the provisions of this Section 3.16 regarding open Board meetings.

ARTICLE IV **Committees**

4.01 Creation. From time-to-time, the Board may create a committee or committees for such purposes as the Board may determine. Each such committee shall consist of no less than one trustee who shall serve as the chair of such committee and may also consist of other Persons as determined by the Board.

4.02 Powers. Each committee shall address whatever matter is assigned to it by the Board, and shall report to the Board, unless expressly and specifically directed otherwise by the Board. The Board shall have the power and discretion to accept or reject any recommendation made by a committee.

4.03 Rules and Procedure. A majority of the members of any committee may fix its rules of procedure, subject to the approval of the Board.

ARTICLE V

Officers

5.01 Officers. The regular officers of the Association shall be a President, a Vice-President, a Secretary, and a Treasurer. With the exception of the office of President, a Person may hold more than one office (such as a Person serving as both Secretary and Treasurer).

5.02 Subordinate Officers. The Board, in its discretion, may appoint such other officers as the business 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 determine from time-to-time.

5.03 Appointment of Officers. Except as otherwise set forth in these Bylaws, the officers of the Association shall be appointed by, and serve at the will of, the Board.

5.04 Removal. Subject to the rights, if any, of an officer under any written contract of employment, any officer may be removed, either with or without cause, by the Board, at any regular or special meeting of the Board.

5.05 Resignation. Any officer may resign effective upon giving written notice to the Board, unless the notice specifies a later time for the resignation to become effective. Any such resignation is without prejudice to the rights, if any, of the Association under any written contract to which the officer is a party.

5.06 Vacancies in Offices. A vacancy in office because of death, resignation, removal, disqualification, or any other cause shall be filled in the manner prescribed in these Bylaws for regular appointments to that office.

5.07 President.

- (a) The President shall be a member of the Board.
- (b) The President shall have general supervision, direction, and control of the day-to-day business and operations of the Association, and of the officers of the Association.
- (c) The President, if present, shall preside at all meetings of the Board and Owners.
- (d) The President shall not have the authority to bind the Association or its assets by contract or otherwise, except as specifically authorized in advance by the Board.
- (e) Except as otherwise provided in these Bylaws, the President shall have the general powers and duties of management usually vested in the office of the president of a corporation and shall have such other powers and duties as may be prescribed by the Board from time-to-time.

5.08 Vice-President.

- (a) The Vice-President shall be a member of the Board.
- (b) In the absence of the President, the Vice-President shall preside at meetings of the Board and Owners, and shall have general supervision, direction and control of the day-to-day business and operations of the Association, and of the officers of the Association.

(c) The Vice-President shall have such other powers and duties as may be prescribed by the Board from time-to-time.

5.09 Secretary.

(a) The Secretary may, but need not be, a member of the Board.

(b) The Secretary shall keep, or cause to be kept, at the Association's principal office or such other place as the Board may direct, a book of minutes of all meetings and actions of the Board and Owners, including the time, place and nature of the meetings and actions, how authorized, the notice given, the names of those present at meetings of the Board, the names of those present and the number of Lots present or represented at meetings of the Owners, and the proceedings thereof.

(c) The Secretary shall give, or cause to be given, notice of all meetings of the Owners and of the Board required to be given by these Bylaws or by law.

(d) The Secretary shall keep, or cause to be kept, at the Association's principal office or such other place as the Board may direct, a current list of all Owners, showing the names of all Owners, their current mailing addresses, their current e-mail addresses (if known), any other available contact information, and the Lot which they own.

(e) The Secretary shall be responsible for preparing and maintaining all other records and information required to be kept by the Association by law, and for authenticating records of the Association.

(f) The Secretary shall have such other powers and duties as may be prescribed by the Association.

5.10 Treasurer.

(a) The Treasurer may, but need not be, a member of the Board. The Treasurer may, but need not be, the same Person as the Secretary.

(b) The Treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and records of accounts of the properties and business transactions of the Association, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital, retained earnings, and shares.

(c) The Treasurer shall deposit, or cause to be deposited, all monies and other valuables in the name and to the credit of the Association with such depositories as may be designated by the Board.

(d) The Treasurer shall disburse, or cause to be disbursed, the funds of the Association as may be ordered by the Board, shall render to the President and the Board, whenever they request it, an account of all such transactions, and of the financial condition of the Association.

(e) The Treasurer shall have such other powers and duties as may be prescribed by the Board from time-to-time.

5.11 Compensation of Officers. Each officer shall serve on a voluntary basis, without compensation, unless the compensation to an officer has been approved by either a majority of

the disinterested trustees or a majority of a quorum of disinterested Owners. Nevertheless, an officer shall be reimbursed for reasonable out-of-pocket expenses incurred by the officer on behalf of or for the benefit of the Association.

ARTICLE VI

General Matters

6.01 Maintenance and Inspection of Association Records. The books, records, and documents of every kind shall be open to inspection by the trustees and Owners as prescribed by law.

6.02 Financial Statements. Copies of any annual and other periodic financial statements, if any, of the Association shall be kept on file in the principal office of the Association for at least six years following the preparation of such documents.

6.03 Checks, Drafts, Evidences of Indebtedness. All checks, drafts, or other orders for payment of money, notes, or other evidences of indebtedness, issued in the name of or payable by the Association, shall be signed or endorsed by such Person and in such manner as shall be determined by resolution of the Board from time-to-time.

6.04 Contracts and Instruments. Except as otherwise expressly set forth in these Bylaws, the Board may authorize any officer or agent to enter into any contract or execute any instrument in the name of and on behalf of the Association, this authority may be general or confined to specific instances, and unless so authorized or ratified by the Board or within the agency power of an officer, 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 to render it liable for any purpose or for any account.

6.05 Liability Insurance.

(a) The Association, in the discretion of the Board, may purchase and maintain liability insurance on behalf of the Association, or on behalf of a Person who is or was a trustee, officer, employee, fiduciary, or agent of the Association, against liability asserted against or incurred by him or her in that capacity or arising from his or her status as a trustee, officer, employee, fiduciary, or agent, whether or not the Association would have power to indemnify him or her against the same liability under applicable law.

(b) Insurance may be procured from any insurance company designated by the Board, whether the insurance company is formed under the laws of the State of Utah or any other jurisdiction of the United States or elsewhere, including any insurance company in which the Association has an equity or any other interest through stock ownership or otherwise. The amount of such insurance shall be determined by the Board in its discretion.

6.06 Amendments. Amendments to these Bylaws may be made either by the Board or by the Owners as provided by law.

6.07 Captions and Pronouns.

(a) Captions are used in these Bylaws for convenience only and are not intended to be used in the construction or in the interpretation of these Bylaws or any provision thereof.

(b) In these Bylaws, whenever the context requires, the masculine, feminine, and neuter genders include the other genders, the singular number includes the plural, and the plural number includes the singular.

CERTIFICATE OF ADOPTION

The undersigned hereby certify that they are the currently acting President and Secretary of Crystal View Estates Owners Association and that the foregoing Bylaws of the Crystal View Estates Owners Association were duly adopted by a majority of the current Board of Trustees and are now in full force and effect.

Dated effective as of _____, 2024.

Tim Aalders, President

Brandon Aalders, Secretary

When Recorded, Return To:

Dwayne A. Vance
VANCE LAW
2700 Homestead Road, Suite 215
Park City, UT 84098

**DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
CRYSTAL VIEW ESTATES**

The following Declaration of Covenants, Conditions, and Restrictions for Crystal View Estates are hereby adopted for the development located in Garden City, Utah commonly known as Crystal View Estates.

**ARTICLE I
Declaration**

1.01 Declaration. This document (the "Declaration") is a declaration of covenants conditions, restrictions, easements, assessments, and liens for the residential development located in Garden, City, Utah, platted as Crystal View Estates pursuant to the plat map recorded with the Rich County Recorder on _____, 2024, as Entry No. _____, and described more fully in Exhibit A attached hereto and incorporated herein by reference (the "Development").

1.02 Equitable Servitudes. This Declaration shall be construed as covenants in the nature of equitable servitudes, which shall be appurtenant to and run with title to the Development and/or any part thereof and shall be binding upon and for the benefit of all Persons having any right, title, or interest in or to the Development, and/or any part thereof, including their heirs, successors, and assigns.

1.03 Community Association Act. The Development shall be subject to and governed by the provisions of the Community Association Act, as the same has been and may yet be amended from time-to-time.

(a) To the extent not inconsistent with this Declaration, the Articles, or the Bylaws, all provisions of the Community Association Act shall apply to the Development and the Association.

(b) All provisions of the Community Association Act that are mandatory in nature shall apply to the Development and the Association even if inconsistent with this Declaration, the Articles, or the Bylaws.

(c) In the event that the Community Association Act is subsequently amended and such new provision states that it is only applicable if this Declaration is amended to reference such new provision, then this Declaration shall automatically be deemed to be

amended to reference such new provision and make such new provision applicable to the Development and the Association as set forth herein.

ARTICLE II

Definitions

The following terms, as used herein, shall have the following meanings.

2.01 Architectural Committee. "Architectural Committee" shall mean the committee referenced in Section 6.01.

2.02 Articles. "Articles" shall mean the Articles of Incorporation of the Association, as the same has been, and may yet be, amended from time-to-time.

2.03 Annual Assessment. "Annual Assessment" shall mean the charges regularly levied and assessed each year against a Lot by the Association as set forth in Section 5.03.

2.04 Assessment. "Assessment" shall mean collectively Annual Assessments, Special Assessments, Compliance Assessments, and Transfer Assessments.

2.05 Association. "Association" shall mean the Crystal View Estates Owners Association, a Utah non-profit corporation, its successors and assigns.

2.06 Board. "Board" shall mean the Board of Trustees of the Association.

2.07 Bylaws. "Bylaws" shall mean the Bylaws of the Association, as the same have been, and may yet be, amended from time-to-time, a copy of which is attached hereto as Exhibit B and incorporated herein by reference.

2.08 Common Area. "Common Area" shall mean any areas of the Development (including the improvements thereto) that mutually benefit the Lots within the Development, but specifically excluding the following: (a) the individual Lots within the Development; (b) any improvements located on any individual Lot; (c) any improvements that exclusively service any individual Lot, such as driveways, walkways, and landscaping; (d) any public roads and public infrastructure; (e) any areas, infrastructure, or improvements that are owned by, dedicated to, or maintained by Garden City or any other public entity; and (f) any private roads, infrastructure, or improvements that are a part of a Cost Center.

2.09 Community Association Act. "Community Association Act" shall mean the Utah Community Association Act currently codified in Title 57, Chapter 8a of the Utah Code, as the same has been, and may yet be, amended from time-to-time, including any replacement act.

2.10 Compliance Assessment. "Compliance Assessment" shall mean assessments made pursuant to Section 5.05 regarding the compliance of any Lot or its Owner with the terms and provisions of this Declaration.

2.11 Cost Center. "Cost Center" shall mean an identified group of improvements, services, and/or operations that are specifically intended to benefit less than the Owners of all Lots within the Development. Each set of Lots constituting a group of attached townhomes shall collectively constitute a Cost Center (i.e., each building consisting of attached townhomes, and all related facilities and services, shall be a separate Cost Center). The Board shall have the authority to identify Cost Centers other than those associated with the attached townhomes.

2.12 Cost Center Assessment. "Cost Center Assessment" shall mean assessments made pursuant to Section 5.07 regarding Cost Centers.

2.13 Declarant. "Declarant" shall mean Crystal View Villas LLC, a Utah limited liability company, and any assignee or successor in interest of such entity.

2.14 Declaration. "Declaration" shall mean this instrument, as the same may be amended from time-to-time, and as recorded in the office of the Rich County Recorder.

2.15 Development. "Development" shall mean collectively that certain real property described more fully in Exhibit A attached hereto and incorporated herein by reference.

2.16 Division. "Division" shall mean the Utah Department of Commerce, Division of Corporations and Commercial Code, or any successor governmental agency.

2.17 Lot. "Lot" shall mean any plot of land identified as an individual Lot as shown upon any plat map for land located within the Development. Appurtenant to and running with the title to each Lot is an undivided interest in the Common Area in a proportion in which the numerator is one and the denominator is the total number of Lots within the Development.

2.18 Owner. "Owner" shall mean the record owner, whether one or more Persons, of a fee simple title to any Lot. The term Owner shall not include Persons who hold an interest in a Lot merely as security for the performance of an obligation, such as a mortgage, trust deed, or other security interest, nor shall it include Persons purchasing a Lot under contract until such contract is fully performed and legal title to the Lot has been conveyed.

2.19 Party Wall. "Party Wall" shall mean a common wall between structures on two separate Lots (such as the wall dividing two attached townhomes), with the outside boundary of each Lot being the midpoint of the Party Wall as constructed on, or approximately on, the common boundary line between the two Lots.

2.20 Period of Administrative Control. "Period of Administrative Control" shall mean the period defined in Section 57-8a-502(1) of the Utah Code, as the same may be amended from time-to-time.

2.21 Person. "Person" shall mean any natural person, partnership, limited liability company, corporation, association, cooperative, trust, estate, custodian, nominee, or other individual or entity in its own or representative capacity.

2.22 Plat Map. "Plat Map" shall mean the plat map for Crystal View Estates, recorded in the office of the Rich County Recorder on _____, as Entry No. _____, as the same may be amended from time-to-time.

2.23 Rules. "Rules" shall mean any rules or regulations promulgated by the Board pursuant to Section 4.07.

2.24 Special Assessment. "Special Assessment" shall mean any special or extraordinary assessment periodically levied from time-to-time against a Lot by the Association pursuant to Section 5.04.

2.25 Transfer Assessment. "Transfer Assessment" shall mean the assessments made pursuant to Section 5.06 regarding the transfer of title to a Lot.

ARTICLE III **Property Rights**

3.01 Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and run with the title to every Lot, subject to:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility or other facilities situated upon the Common Area;

(b) the right of the Association to suspend voting rights and right to use of the recreational facilities by an Owner for any period during which any Assessment against their Lot remains unpaid; and for a period not to exceed 60 calendar days for any infraction of the Association's published Rules and other regulations; and

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be affirmatively consented to in writing by no less than two-thirds of the Board.

3.02 Delegation of Use. Any Owner may delegate their right of enjoyment to the Common Area and related facilities to the members of their family, their tenants or contract purchasers who reside on the Lot, or their guests and invitees (provided that an Owner may not charge any Person a fee for such delegation of rights).

3.03 Utility and Drainage Easements.

(a) Easements for the installation and maintenance of utilities and drainage facilities, and all other easements, are reserved as shown on the recorded Plat Map or otherwise set forth or provided for herein.

(b) Within these easements, no structure, improvement, landscaping, or other item 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 or flow of drainage channels in the area, or which may obstruct or retard the flow of water through drainage channels in the easement. Any such structure, improvement, landscaping, or other item placed within such easement shall be done at the sole risk of the Owner of the subject Lot, and such Owner shall not be entitled to compensation for any damage to or loss of such structure, improvement, landscaping, or other item as a result of the use or maintenance of the easement.

(c) Wherever sanitary sewer connections, water connections, electricity, gas, telephone, cable television, and/or internet/data lines, drainage facilities, and/or similar improvements are installed within the Development, the Owners of any Lot served by said connections, lines, or facilities, along with applicable public utility companies or private service providers, shall have the right, and are hereby granted an easement to the full extent necessary therefor, to enter upon the Lots owned by others, in or upon which said connections, lines, or facilities, or any portion thereof lie, to repair, replace, and generally maintain said connections, lines, or facilities as and when the same may be necessary or reasonably desired. Any Lot so entered shall be restored by those entering to as near its original condition as is reasonably

possible, but subject to the provisions of Section 3.03(b) herein with respect to structures, improvements, landscaping, or other items within the easement area.

(d) Wherever sanitary sewer connections, water connections, electricity, gas, telephone, cable television, and/or internet/data lines, drainage facilities, and/or similar improvements are installed within the Development, which connections, lines, or facilities serve more than one Lot, the Owner of each Lot served by said connections, lines, or facilities shall be entitled to the full use and enjoyment of such portions of said connections, lines, or facilities as service their Lot.

3.04 Party Walls. All Party Walls within the Development shall be subject to the following provisions.

(a) The Owners of each Lot on either side of a Party Wall hereby grant each other mutual and reciprocal easements for support and the ongoing right to maintain the Party Wall, and any replacement thereof, in the location of original construction of the Party Wall. To the extent that the midpoint of the Party Wall varies from the actual common boundary line between the subject Lots, then the owners of the subject Lots hereby grant each other mutual and reciprocal easements to maintain the Party Wall, and any replacement thereof, in the location of the original construction of the Party Wall notwithstanding any resulting encroachment onto either Lot.

(b) The Owners of each Lot on either side of a Party Wall may use the exterior surface of the Party Wall on their side of the Party Wall in any manner they desire, so long as such use does not impair the structural integrity of the Party Wall, including, without limitation, the following uses.

(i) It is understood and agreed that the Party Wall is intended to be an integral part of each of the Lots on either side of the Party Wall and the Owners of such Lots shall each have the right to utilize the Party Wall in order to attach appropriate and necessary support devices, such as joists, beams, cross-beams, and any other type of structural or support device which may be required or reasonably necessary with respect to maintenance, repair, expansion, and/or replacement of the Lot on either side of the Party Wall.

(ii) The Owners of each Lot on either side of a Party Wall may each place additional material on their side of the Party Wall, thereby disproportionately extending the thickness of the Party Wall on their side of the Party Wall, without affecting the location of the actual boundary line between the two Lots or the reciprocal easements granted in subsection (a) above.

(iii) The Owners of each Lot on either side of a Party Wall may each paint, wallpaper, affix fixtures and decorations to, and run electrical and other utility lines through the Party Wall.

(c) The Owners of each Lot on either side of a Party Wall shall each be responsible, at their sole expense, to reasonably maintain the exterior surface of the Party Wall within the interior of the related structure on their Lot.

(d) Other than as otherwise set forth in subsection (c) above, the Owners of each Lot on either side of a Party Wall shall each be responsible for 50% of the costs and expenses

reasonably incurred to maintain, repair, or replace the Party Wall. In the event that a Party Wall is destroyed or damaged by fire or other casualty, any Owner of a Lot on either side of such Party Wall may replace or restore the Party Wall. Any Owner paying more than their share of such costs and expenses shall have a right of contribution from the other Owner for their proportionate share of such costs and expenses, which right of contribution shall be appurtenant to and run with title to each Lot.

(e) Notwithstanding any other provision herein to the contrary, in the event that an Owner, or their agent, representative, invitee, or licensee, is responsible for impairing the structural integrity of the Party Wall in any manner or is otherwise responsible for the destruction or damage of all or any portion of a Party Wall, including, without limitation, compromising the weatherproofing of such Party Wall, then such Owner shall be solely responsible for repairing such damage to the Party Wall. If the other Owner pays any portion of such costs or expenses, then they shall have a right of contribution from the Owner responsible for paying the entirety of such costs and expenses, which right of contribution shall be appurtenant to and run with title to each Lot.

3.05 Short-Term Rentals. The rental of all or any portion of a Lot for less than 30 consecutive calendar days is prohibited.

ARTICLE IV **Association**

4.01 Membership. The Association shall have a single class of membership, consisting of all Owners. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

4.02 Voting Rights. Owners shall be entitled to cast one vote for each Lot owned as set forth more fully in the Bylaws.

4.03 Governance. The Association, acting by and through its Board, shall oversee and govern the Development, including, without limitation, the Common Areas and Cost Centers, in accordance with the provisions of this Declaration, the Articles, the Bylaws, the Community Association Act, and otherwise in compliance with governing law.

4.04 Property Management. The Board may hire a professional property manager or management company to assist with management of the Development. Any property management contract with a term that extends beyond the Period of Administrative Control must be approved by the Owners at or reasonably near the end of the Period of Administrative Control.

4.05 Reserve Analysis. The Association shall conduct a reserve analysis or study as required by the Community Association Act or otherwise as required by law with respect to any Common Area and Cost Center that requires ongoing maintenance, repairs, or eventual replacement, if any.

4.06 Right of Entry.

(a) The Association and its duly authorized agents shall have the right to enter any and all Lots, including all buildings and other improvements thereon, in case of an

emergency originating in or threatening such Lot or any other part of the Development, whether or not the Owner or occupant thereof is present at the time.

(b) The Association and its duly authorized agents shall have the right to enter any and all Lots, including all buildings and other improvements thereon, at all reasonable times in order to make repairs to any Common Area or to facilities serving more than one Lot, and to inspect for compliance with the provisions of this Declaration; provided, however, that the Owners and/or occupants affected by such entry shall first be given reasonable notice at least 24 hours in advance of such entry.

4.07 Rules. The Board may, from time-to-time, adopt, amend, and repeal Rules regarding the use of the Common Area, the collection of Assessments, and to otherwise implement, supplement, or otherwise carry out the purposes and intentions of this Declaration. In no event shall any such Rule be inconsistent with this Declaration, the Articles, the Bylaws, or any mandatory provisions of governing law.

4.08 Liability. No member of the Board or the Architectural Committee acting in good faith shall be personally liable to any Owner, guest, lessee, lender, or any other Person for any error or omission of the Association, its agents and representatives, the Board, or the Architectural Committee.

ARTICLE V

Covenant for Assessments

5.01 Personal Obligation. Each Owner shall, by acquiring or in any way becoming vested with an interest in a Lot, be deemed to covenant and agree to pay to the Association the Assessments and other charges set forth or provided for in this Declaration, together with any costs of collection (including, without limitation, reasonable attorney fees) and interest thereon. Owners shall be personally liable for all Assessments and other charges due and payable by them for the period of time they own or owned a Lot, and such personal liability shall continue even after such Owner no longer owns a Lot until such amounts are paid in full. Owners are not personally liable for Assessments and other charges related to their Lot that arose and were due and payable prior to their ownership of a Lot, but, notwithstanding such lack of personal liability, the lien against a Lot for Assessments and other charges as set forth in Section 5.02 shall remain in place against such Lot, and may be enforced against such Lot, until such amounts are paid in full.

5.02 Lien. All Assessments and other charges set forth or provided for in this Declaration shall be, constitute, and remain a charge, and shall be a continuing lien, upon the Lot with respect to which such Assessment or charge relates.

5.03 Annual Assessment. An Annual Assessment may be made against each Lot and the Owner thereof whereby each Owner shall pay a proportionate share of the common expenses associated with the Development (including, without limitation, maintenance and operation of any Common Area) and the administration and operations of the Association.

(a) Prior to the annual meeting of Owners, the Board shall cause a budget to be created for the upcoming year (which budget may, but need not, include an amount to be set aside in the Association's reserve fund), and the Board shall recommend the amount of the Annual Assessment to be paid by the Owners for the upcoming year based on such budget.

(b) The amount of the Annual Assessment for the upcoming year shall be approved by Owners at the annual meeting of Owners.

(c) The Annual Assessment shall be payable in 12 equal monthly installments which shall be due and payable on the first calendar day of each month. As a courtesy, the Board may cause reminders to be sent to the Owners regarding the monthly payments, but the Annual Assessment shall be due and payable by the Owners on the first calendar day of each month without the requirement for any written or other notice thereof other than the notice imparted at the annual meeting of Owners.

(d) The amount of the Annual Assessment may be adjusted by the Board as needed during the calendar year in order to address any shortfalls for whatever reason for line items in the budget that was the basis for the Annual Assessment approved by the Owners. Any such adjustments by the Board that do not cumulatively exceed 25% of the total Annual Assessment approved by the Owners shall not require any further approval of the Owners. However, any adjustment that causes the Annual Assessment to exceed 25% of the total Annual Assessment approved by the Owners shall require approval of the Owners before such adjustment take effect. Owners shall be notified of the adjusted Annual Assessment at least 30 calendar days prior to the due date of the first installment of the adjusted Annual Assessment.

(e) In the event that the budget for any calendar year has not been approved by the Owners prior to January 1 of such calendar year, then the Owners shall continue to pay monthly installments of the Annual Assessment in the same amount paid by the Owners for the previous calendar year until a new budget for the current calendar year has been approved.

(f) Notwithstanding any other provision of this Declaration to the contrary, during the Period of Administrative Control, the Declarant shall not be required to pay the Annual Assessment, but rather, at the end of each calendar year, the Declarant shall pay to the Association the lesser of (i) the amount of the Annual Assessment otherwise applicable to each Lot owned by the Declarant at the end of such calendar year, or (ii) any shortfall in the Association's budget based solely on the Annual Assessment approved by the Owners (and excluding any shortfall caused by increased costs for any budgeted line item), after accounting for all Annual Assessments payable by the Owners other than Declarant.

5.04 Special Assessments. In addition to the Annual Assessments authorized above, from time-to-time the Board may recommend that a Special Assessment be levied 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, including fixtures and personal property related thereto, a shortfall for whatever reason in the current year's budget in excess of any adjustments made to the Annual Assessment, including additional items that were not included in the budget that was the basis of the Annual Assessment, or any other expenses reasonably necessary to enable the Association to perform or fulfill its obligations, functions, or purposes under this Declaration or the Articles.

(a) The amount of the Special Assessment shall be approved by the Owners of a majority of the Lots participating in the vote once a quorum has duly been established.

(b) If the Special Assessment is approved, then written notice thereof shall be sent to all Owners, including the date (or dates if it is to be paid in installments) for payment thereof.

5.05 Compliance Assessment.

(a) After no less than 30 calendar days' prior written notice to the Owner of a Lot, the Board may take whatever action it reasonably deems appropriate in order to bring a non-complying Lot into compliance with this Declaration, the Articles, Bylaws, Rules, and/or other resolutions of the Board, and assess the Owner of the Lot for the cost thereof, plus a 15% administrative fee, as a Compliance Assessment.

(b) Any monetary fines assessed against an Owner by the Association shall also constitute a Compliance Assessment against the Lot owned by such Owner.

(c) Any review fee payable pursuant to Section 6.02(e) shall also constitute a Compliance Assessment against the Lot which is the subject of the application.

(d) Compliance Assessments are due and payable immediately upon assessment thereof and may be enforced and collected in the same manner as any other Assessment.

5.06 Transfer Assessment. A Transfer Assessment shall be imposed on the transfer of title to any Lot, or any interest in any Lot, as follows.

(a) The amount of the Transfer Assessment shall be one-half percent of the price or consideration for such transfer, and absent a stated price or consideration for such transfer the Transfer Assessment shall be one-half percent of the fair market value of the interest in the Lot transferred as reasonably determined by the Board.

(b) The Transfer Assessment shall be payable by, and the personal obligation of, the transferee of the interest in the subject Lot to the Association.

(c) The Transfer Assessment shall not apply to:

(i) Any mortgage, trust deed, or similar security interest, or the modification, extension, release, or satisfaction thereof;

(ii) Any document that conforms, corrects, or modifies a previously recorded document without additional consideration, unless such document increases the interest in the Lot previously transferred, in which case the Transfer Assessment shall be payable on the increased interest in the Lot so transferred;

(iii) Transfers that occur as part of an inheritance pursuant to the laws regulating intestate or testate succession and descent, or by the death of any co-tenant in real estate held by joint tenancy;

(iv) Transfers of title between spouses (or former spouses) pursuant to a final decree of divorce or nullity;

(v) Transfers of title for estate planning purposes into or out of the name of a trust for the benefit of the Owner, their spouse, or their children;

(vi) Transfers between spouses or to a family member of the Owner within three degrees of consanguinity who, prior to the transfer, provides the Board with adequate written proof of consanguinity;

(vii) Involuntary transfers;

(viii) Transfers required by a court order;

(ix) Transfers by a financial institution after a financial institution acquires title to a Lot in payment of indebtedness owed to the financial institution; or

(x) Transfers by the Declarant to a Person affiliated with the Declarant in conjunction with the development of a Lot in preparation for an ultimate sale or transfer to a Person independent of the Declarant.

(d) The entirety of Transfer Assessments paid with respect to a single-family Lot shall be deposited into a reserve account for the benefit of the Common Area. Any Transfer Assessment paid with respect to a Lot that is part of an attached townhome building shall be divided, with 25% of such Transfer Assessment deposited into a reserve account for the benefit of the Common Area, and the remaining 75% of such Transfer Assessment deposited into a reserve account for the benefit of the attached townhome building of which the subject Lot is a part.

5.07 Cost Center Assessment.

(a) If a particular cost or expense benefits a Cost Center, rather than the Common Area or all of the Lots as a whole, then such cost or expense shall be assessed against the Lots comprising such Cost Center as a Cost Center Assessment, and shall be specifically excluded from the annual budget which is the basis for the Annual Assessment.

(b) In the event of any uncertainty as to whether a particular cost or expense should be treated as a Cost Center Assessment, then the Board shall make the final decision with respect thereto, provided that such decision can reasonably be harmonized with the provisions of this Declaration.

(c) To the extent reasonably practicable, annual budgets for Cost Centers shall be created at the same time as the annual budget, and shall be approved by the owners of the Lots within each Cost Center at the same time, and in the same manner as the annual budget, and shall be payable by the Owners of Lots within each Cost Center at the same time and manner as the Annual Assessment.

5.08 Uniform Rate of Assessment. Annual Assessments, Special Assessments, and Transfer Assessments shall be fixed at a uniform rate for all Lots. Compliance Assessments and Cost Center Assessments shall be based on the unique circumstances giving rise to such Assessments.

5.09 Statement of Assessments. The Board shall, within 10 calendar days of receipt of a written demand by an Owner, and for a reasonable charge not exceed the maximum amount permitted by law (as established by resolution of the Board from time-to-time), furnish a certificate signed by an officer of the Association setting forth whether the Assessments with respect to a specified Lot have been paid. A properly executed certificate of the Association as

to the status of Assessments with respect to a Lot is binding upon the Association as of the date of its issuance.

5.10 Effect of Nonpayment of Assessments.

(a) Any Assessment not paid by the due date thereof shall bear interest from the due date at the rate as determined by the Board from time-to-time and/or may be subject to a late fee as determined by the Board from time-to-time.

(b) Reasonable attorney fees and costs of collections incurred by the Association in collecting any Assessment, with or without filing a lawsuit, shall be included as part of the Assessment being collected, and shall be collected by the Association in the same manner as collection of the Assessment.

(c) In addition to any other remedies to which the Association is entitled, the Association may file a lawsuit against the Owner personally obligated to pay any outstanding Assessment, or may engage a collection attorney or agency to collect the outstanding Assessment on behalf of the Association.

(d) In addition to any other remedies to which the Association is entitled, the Association may foreclose the lien against a Lot for any outstanding Assessment. Such lien may be enforced and foreclosed by any means permitted by law, including, without limitation, a judicial foreclosure proceeding or a non-judicial foreclosure proceeding. Dwayne A. Vance, an attorney duly licensed to practice law in the State of Utah, is hereby appointed as the initial trustee for purposes of pursuing a non-judicial foreclosure sale of any lien for an outstanding Assessment. The Association and the Owners hereby convey and warrant, pursuant to Sections 57-1-20 and 57-8a-302 of the Utah Code, to Dwayne A. Vance, with power of sale, all Lots and improvements to the Lots, for the purposes of securing payment of all Assessments and other charges provided for in this Declaration. The Board may appoint a duly qualified substitute or successor trustee at any time without amending this Declaration by recording a substitution of trustee in the manner prescribed by law against any particular Lot for purposes of pursuing a non-judicial foreclosure sale of that Lot in payment of a lien against that Lot.

(e) The Board may, from time-to-time, adopt, amend, and repeal Rules regarding a delinquent Owner's ability to: (i) use the Common Area, including, without limitation, any recreational facilities within the Common Area; (ii) vote on any Association matter put to a vote of the Owners; (iii) serve as a member of the Board, as an officer, or as any other agent or representative of the Association; and/or (iv) exercise any other rights of an Owner.

(f) No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of their Lot.

(g) No Owner may claim or attempt to impose an offset or deduction against any Assessment, or withhold payment in part or whole, that is otherwise owed by the Owner due to any alleged dispute with, or claim against, the Association by such Owner, but rather, the Owners shall pay all Assessments in full, and by the due date, without offset or deduction notwithstanding any dispute with, or claim against, the Association that an Owner may otherwise assert or pursue against the Association.

ARTICLE VI

Architectural Control

6.01 Architectural Committee. The Board may create an Architectural Committee pursuant to Article IV of the Bylaws which is vested with the powers described herein. Absent the creation of a separate Architectural Committee, the Board shall constitute the Architectural Committee. In any event, a member of the Board shall act as the chair of the Architectural Committee as provided in the Bylaws.

6.02 Approval for Improvements. No building, road, sidewalk, landscaping, fence, wall, parking areas, or other structure or improvement shall be erected or maintained upon any Lot, or any other portion of the Development, nor shall any exterior addition to or change or alteration be made (including, without limitation, landscaping, or changing the color or nature of any exterior improvement), until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Architectural Committee, and said work shall not commence without written approval by the Architectural Committee.

(a) The Architectural Committee shall have the right to disapprove any such plans and specifications which, in the Architectural Committee's reasonable discretion:

- (i) Do not fully comply with all provisions of this Declaration; or
- (ii) Do not fully comply with all requirements of any municipal code or ordinance, including, without limitation, any development agreement, master plan, or other document or regulation applicable to the Development; or
- (iii) Encroach upon any setback, or other Lot, or any easement to which the Lot in question is subject, including, without limitation, snow shed from the subject improvement and/or water drainage from the subject improvement; or
- (iv) Are not reasonably in harmony with the existing surroundings, buildings, and improvements, with the express and specific intent that Owners will still have substantial flexibility and discretion in making such improvements, but extreme plans, designs, and colors may not be allowed.

(b) In the event that the Architectural Committee fails to approve or disapprove in writing said plans within 60 calendar days after their submission (which requires a full set of plans and specifications, and any revisions or supplements thereto shall re-start the 60-calendar day period), then said plans shall be deemed approved by the Architectural Committee.

(c) The Architectural Committee shall not be responsible for reviewing, and its approval of any plan or design shall not be deemed to be an approval of, any plan or design from the standpoint of structural safety or conformance with building or other codes.

(d) Notwithstanding any approval by the Architectural Committee, all improvements to a Lot or any Common Area within the Development, shall be required to comply with all provisions of this Declaration, and any approval by the Architectural Committee shall not be a defense to violating the provisions of this Declaration.

(e) The Architectural Committee may charge a fee for reviewing an application by an Owner pursuant to this Section 6.02, including, without limitation, the fees charged by any architect, engineer, attorney, or other professional retained by the Architectural Committee in conjunction with the review of such application. Any such fee shall constitute and be collectible as a Compliance Assessment and shall be payable regardless of whether the application is approved and shall be payable in full prior to the commencement of making any improvements pursuant to the Architectural Committee's approval.

6.03 Building Location.

(a) Building location, including, without limitation, setbacks, must conform to the requirements of Garden City.

(b) With the exception of a building containing attached townhomes for adjacent Lots, and the Party Wall between such Lots, under no circumstances shall any portion of a building or other improvement on any Lot, including, without limitation, roofs, eaves, steps, patios, porches, sidewalks, parking spaces, be permitted to encroach upon any other Lot or the Common Area.

6.04 Maintenance. All buildings, roads, sidewalks, landscaping, fences, walls, parking areas, or other structures and improvements constructed and/or existing on any Lot shall be maintained in an attractive, good, and working condition.

6.05 Roofing and Exterior Materials. All exterior materials utilized on buildings and other improvements shall consist of siding, paint colors, painting scheme, architecture design, roofing materials and color, and windows reasonably similar to and in harmony with existing buildings and other improvements in the Development.

6.06 Construction Time and Hours.

(a) As part of the approval of any improvement by the Architectural Committee, the Architectural Committee may prescribe a reasonable deadline for such improvements to be completed.

(b) As part of the approval of any improvement by the Architectural Committee, or as subsequently determined by the Architectural Committee in light of circumstances arising in connection with such improvement, the Architectural Committee may prescribe reasonable hours for any activity that generates any noise reasonably audible at any boundary line of the subject Lot.

6.07 Nuisances. No noxious or offensive activity shall be carried on in or upon any Lot, or any other portion of the Development, nor shall anything be done which may be or may become an annoyance or nuisance to the Development or any Lot therein.

(a) Subject to federal laws governing satellite dishes, no satellite dish, antenna, clothesline, or storage or trash receptacles, or any other items which are unsightly in the reasonable opinion of the Architectural Committee, will be permitted, unless screened from view as approved by the Architectural Committee.

(b) Subject to applicable federal and state laws, without the prior written approval of the Architectural Committee, no sign of any kind shall be displayed in or upon any Lot that

can be seen from the exterior of any side of the Lot, excepting only one sign, not to exceed six square feet, advertising the Lot for sale (including an open house incident to such sales efforts). No signs shall be placed or maintained anywhere on the Common Area by any Owner for any purpose, including, without limitation, signs advertising a Lot for sale (including an open house incident to such sales efforts) without the prior written approval of the Architectural Committee. The provisions of this subsection (b) shall not apply to the Declarant.

(c) No Lot, or any other portion of the Development, shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and all such items must be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

6.08 Animals and Pets.

(a) Dogs, cats, and/or other household pets and animals may be kept as permissible within current zoning regulations; provided, that they are not kept, bred, or maintained for any commercial purpose and are restricted to the Owner's Lot or under the Owner's control when within any Common Area.

(b) No pet or animal shall be allowed to roam free within the Common Area and/or enter onto any other Lot and the Owner of such pet or animal shall be personally liable for any damage or loss caused by such pet or animal.

(c) If, in the reasonable opinion of the Architectural Committee, any pet or animal becomes an annoyance, nuisance, obnoxious, or considered to be a danger or threat, then the Architectural Committee may require a reduction in the number of pets or animals permitted on a Lot and/or require the removal of a particular pet or animal from the Development.

6.09 Subdivision of Lots. Under no circumstances shall any Lot be subdivided into two or more lots or sub-lots, including, without limitation, timeshares or other intervals of ownership.

6.10 Enforcement. The Architectural Committee shall have the power and authority to take such action as it deems necessary to keep any portion of the Development and exterior of any structure on any Lot maintained so that the same complies with the provisions of this Declaration and approved plans and specifications for improvements to any Lot.

(a) The Architectural Committee may notify any Owner of a Lot of any violation.

(b) After due notice, if the Owner fails to correct such violation, then the Architectural Committee may cause the necessary corrections to be made, compliance to be effected, and the costs and expenses thereof shall constitute a Compliance Assessment against the Lot, and shall also be the personal obligation of the Owner of said Lot as provided in Sections 5.01, 5.02, 5.05, and 5.10 (and all other applicable provisions of this Declaration).

ARTICLE VII

Insurance

7.01 Casualty Insurance and General Liability Insurance.

(a) The Association shall keep all insurable improvements and fixtures of the Common Area insured against loss or damage by fire for the full replacement cost thereof and

may obtain insurance against such other hazards and casualties as the Association may deem desirable.

(b) The Association may also insure any other property whether real or personal, owned by the Association, against loss or damage by fire and such other hazards as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance.

(c) The Association shall also insure all buildings within the Development containing attached townhomes, including interior walls and fixtures of the individual townhome Lots (but not including furniture furnishings, or other personal property installed, supplied, stored, or maintained within any Lot by the Owner thereof), against loss or damage by fire and such other hazards as the Association may deem desirable, which shall be included as part of the Cost Centers for the townhome buildings.

(i) Any insurance deductible payable in conjunction with any claim for damage to a townhome Lot or the building in which the townhome Lot is located shall be paid in equal shares by the Owners of the Lots benefitting from such insurance claim. In the event that any portion of such deductible is paid by the Association, then such payment shall be chargeable against the Lots benefitting therefrom as a Cost Center Assessment pursuant to Section 5.07 hereof, subject to any other provision of this Declaration to the contrary, and subject to any and all rights of any Owner otherwise available pursuant to law (including, without limitation, the doctrines of negligence, gross negligence, and/or other fault of an Owner).

(ii) Hazard and casualty insurance maintained by the Association for the benefit of any townhome Lot does not alter each Owner's obligation to reasonably maintain their own Lot and to pay any deductible associated with a claim against an Association insurance policy as otherwise set forth herein.

(d) All insurance policies obtained and maintained by the Association shall be written in the name of, and the proceeds thereof shall be payable to, the Association.

(e) Insurance proceeds shall be used by the Association, in the reasonable discretion of the Board, for the repair or replacement of the property for which the insurance was carried.

(f) The Association shall obtain and maintain such comprehensive general liability insurance as the Board shall reasonably deem appropriate to provide protection from claims because of bodily injury or death or damage to property.

(g) Premiums for all insurance carried by the Association are either common expenses included in the Annual Assessment made by the Association or are to be included in one or more Cost Centers and the related Cost Center Assessment.

7.02 Replacement or Repair.

(a) In the event of damage to or destruction of any part of the Common Area, the Association shall repair or replace the same from the insurance proceeds available in the reasonable discretion of the Board. If such insurance proceeds are insufficient to cover the costs of repair or replacement of the property damaged or destroyed, then the Association may make a

Special Assessment to cover the additional cost of repair or replacement not covered by the insurance proceeds.

(b) In the event of insured damage to or destruction of any townhome Lot or any building in which a townhome Lot is located, the Association shall repair or replace the same to its condition immediately preceding such damage or destruction from the insurance proceeds available to do so. If the insurance proceeds are insufficient to cover the costs of repair or replacement of the townhome Lot or building so damaged, then the Owners of the townhome Lots benefitting from such insurance proceeds shall pay in equal shares the additional cost of repair or replacement not covered by the insurance proceeds, subject to any other provision of this Declaration to the contrary, and subject to any and all rights of any Owner otherwise available pursuant to law (including, without limitation, the doctrines of negligence, gross negligence, and/or other fault of an Owner).

(c) In the event of damage to or destruction of any part of a building or other improvement on any Lot, the Owner shall repair or reconstruct the same within 12 months of the occurrence of the event of damage or destruction. The Owner shall obtain and maintain adequate insurance to insure Owner's compliance with the requirements of this provision.

7.03 Annual Review of Policies. All insurance policies shall be reviewed at least annually by the Board in order to ascertain whether the coverage contained in the policies is sufficient to make any necessary repairs or replacement of the property which may have been damaged or destroyed and to provide protection from claims because of bodily injury, death, and/or damage to property.

ARTICLE VIII

General Provisions

8.01 Enforcement. The Association, or any affected Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, obligations, or provisions of this Declaration; provided, however, that only the Association shall have the right to levy, enforce, and collect Assessments pursuant to this Declaration. Failure by the Association or by any affected Owner to enforce any provision herein shall in no event be deemed a waiver of the right to do so at any time thereafter.

8.02 Attorney Fees.

(a) In the event that the Association incurs any attorney fees in conjunction with breaches of this Declaration and/or securing compliance with this Declaration, then the Owner at issue shall pay the Association's reasonable costs and attorney fees regardless of whether a lawsuit is filed with respect thereto.

(b) In the event of any litigation, action, arbitration, or other proceeding arising from this Declaration, or otherwise concerning the rights or duties of any Person under this Declaration, then, in addition to any other relief which may be granted, the substantially prevailing party shall be entitled to recover its reasonable costs and attorney fees incurred therein.

8.03 Severability. If any provision of this Declaration, or the application of such provision to any Owner, Lot, Person, or circumstance, shall be held invalid, the remainder of this

Declaration, or the application of such provision to Owners, Lots, Persons, or circumstances other than those as to which it is held invalid, shall remain in full force and effect and shall not be affected thereby.

8.04 Captions and Pronouns.

(a) Captions are used in this Declaration for convenience only and are not intended to be used in the construction or in the interpretation of this Declaration or any provision thereof.

(b) In this Declaration, whenever the context requires, the masculine, feminine, and neuter genders include the other genders, the singular number includes the plural, and the plural number includes the singular.

8.05 Term. This Declaration shall run remain in full force and effect perpetually from and after the date this Declaration is recorded, unless and until amended in whole or in part as provided for herein.

8.06 HUD and FHA. The Declarant and the Association desire that the Development shall become and remain an approved project by the U.S. Department of Housing and Urban Development ("HUD") and the Federal Housing Administration ("FHA") and comply with Fannie Mae lending guidelines. It is acknowledged that the requirements for approval by HUD and FHA and the Fannie Mae lending guidelines may change over time. In the event of any conflict between the terms and conditions of this Declaration and the HUD and/or FHA approval guidelines for the Development or the Fannie Mae lending guidelines, the terms and conditions of this Declaration shall be modified to be in compliance with the then existing requirements of FHA and HUD and the Fannie Mae lending guidelines, subject to any other applicable federal or state laws. In the event of any conflict between any other applicable federal or state law, this Declaration, any HUD and/or FHA approval guidelines, and the Fannie Mae lending guidelines, then the other applicable federal or state law shall control and govern.

8.07 Amendment. This Declaration may be amended in whole or in part by the affirmative vote of Owners of no less than two-thirds of the Lots present and voting at any meeting of the Owners. Any amendment must be recorded in the office of the Rich County Recorder. Notwithstanding anything to the contrary herein, provisions must be made in all events to ensure that the Common Area is maintained at all times. Notwithstanding anything to the contrary herein, during the Period of Administrative Control (Utah Code § 57-8a-502), only the Declarant may amend this Declaration.

EXHIBITS:

- A. Description of Real Property Subject to Declaration
- B. Bylaws

{Certificate of Adoption and Acknowledgement on Following Page}

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CERTIFICATE OF ADOPTION

The Declarant, currently the sole owner of all Lots within the Development, hereby certifies that the foregoing Declaration of Covenants, Conditions, and Restrictions for Crystal View Estates was duly adopted by the Declarant and will be in full force and effect immediately upon recordation in the office of the Rich County Recorder.

Dated: _____, 2024.

CRYSTAL VIEW VILLAS LLC

By: _____
Tim Aalders, Manager

Acknowledgement

State of Utah)
 : ss
County of Utah)

On _____, 2024, personally appeared before me, TIM AALDERS, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he executed the foregoing document in his capacity as MANAGER of CRYSTAL VIEW VILLAS LLC, and that he did so of his own voluntary act for its stated purpose.

Notary Public

When Recorded, Return To:

Dwayne A. Vance
VANCE LAW
2700 Homestead Road, Suite 215
Park City, UT 84098

**DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
CRYSTAL VIEW ESTATES**

The following Declaration of Covenants, Conditions, and Restrictions for Crystal View Estates are hereby adopted for the development located in Garden City, Utah commonly known as Crystal View Estates.

**ARTICLE I
Declaration**

1.01 Declaration. This document (the “Declaration”) is a declaration of covenants conditions, restrictions, easements, assessments, and liens for the residential development located in Garden, City, Utah, platted as Crystal View Estates pursuant to the plat map recorded with the Rich County Recorder on _____, 2024, as Entry No. _____, and described more fully in Exhibit A attached hereto and incorporated herein by reference (the “Development”).

1.02 Equitable Servitudes. This Declaration shall be construed as covenants in the nature of equitable servitudes, which shall be appurtenant to and run with title to the Development and/or any part thereof and shall be binding upon and for the benefit of all Persons having any right, title, or interest in or to the Development, and/or any part thereof, including their heirs, successors, and assigns.

1.03 Community Association Act. The Development shall be subject to and governed by the provisions of the Community Association Act, as the same has been and may yet be amended from time-to-time.

(a) To the extent not inconsistent with this Declaration, the Articles, or the Bylaws, all provisions of the Community Association Act shall apply to the Development and the Association.

(b) All provisions of the Community Association Act that are mandatory in nature shall apply to the Development and the Association even if inconsistent with this Declaration, the Articles, or the Bylaws.

(c) In the event that the Community Association Act is subsequently amended and such new provision states that it is only applicable if this Declaration is amended to reference such new provision, then this Declaration shall automatically be deemed to be

amended to reference such new provision and make such new provision applicable to the Development and the Association as set forth herein.

ARTICLE II

Definitions

The following terms, as used herein, shall have the following meanings.

2.01 Architectural Committee. “Architectural Committee” shall mean the committee referenced in Section 6.01.

2.02 Articles. “Articles” shall mean the Articles of Incorporation of the Association, as the same has been, and may yet be, amended from time-to-time.

2.03 Annual Assessment. “Annual Assessment” shall mean the charges regularly levied and assessed each year against a Lot by the Association as set forth in Section 5.03.

2.04 Assessment. “Assessment” shall mean collectively Annual Assessments, Special Assessments, Compliance Assessments, and Transfer Assessments.

2.05 Association. “Association” shall mean the Crystal View Estates Owners Association, a Utah non-profit corporation, its successors and assigns.

2.06 Board. “Board” shall mean the Board of Trustees of the Association.

2.07 Bylaws. “Bylaws” shall mean the Bylaws of the Association, as the same have been, and may yet be, amended from time-to-time, a copy of which is attached hereto as Exhibit B and incorporated herein by reference.

2.08 Common Area. “Common Area” shall mean any areas of the Development (including the improvements thereto) that mutually benefit the Lots within the Development, but specifically excluding the following: (a) the individual Lots within the Development; (b) any improvements located on any individual Lot; (c) any improvements that exclusively service any individual Lot, such as driveways, walkways, and landscaping; (d) any public roads and public infrastructure; (e) any areas, infrastructure, or improvements that are owned by, dedicated to, or maintained by Garden City or any other public entity; and (f) any private roads, infrastructure, or improvements that are a part of a Cost Center.

2.09 Community Association Act. “Community Association Act” shall mean the Utah Community Association Act currently codified in Title 57, Chapter 8a of the Utah Code, as the same has been, and may yet be, amended from time-to-time, including any replacement act.

2.10 Compliance Assessment. “Compliance Assessment” shall mean assessments made pursuant to Section 5.05 regarding the compliance of any Lot or its Owner with the terms and provisions of this Declaration.

2.11 Cost Center. “Cost Center” shall mean an identified group of improvements, services, and/or operations that are specifically intended to benefit less than the Owners of all Lots within the Development. Each set of Lots constituting a group of attached townhomes shall collectively constitute a Cost Center (i.e., each building consisting of attached townhomes, and all related facilities and services, shall be a separate Cost Center). The Board shall have the authority to identify Cost Centers other than those associated with the attached townhomes.

2.12 Cost Center Assessment. "Cost Center Assessment" shall mean assessments made pursuant to Section 5.07 regarding Cost Centers.

2.13 Declarant. "Declarant" shall mean Crystal View Villas LLC, a Utah limited liability company, and any assignee or successor in interest of such entity.

2.14 Declaration. "Declaration" shall mean this instrument, as the same may be amended from time-to-time, and as recorded in the office of the Rich County Recorder.

2.15 Development. "Development" shall mean collectively that certain real property described more fully in Exhibit A attached hereto and incorporated herein by reference.

2.16 Division. "Division" shall mean the Utah Department of Commerce, Division of Corporations and Commercial Code, or any successor governmental agency.

2.17 Lot. "Lot" shall mean any plot of land identified as an individual Lot as shown upon any plat map for land located within the Development. Appurtenant to and running with the title to each Lot is an undivided interest in the Common Area in a proportion in which the numerator is one and the denominator is the total number of Lots within the Development.

2.18 Owner. "Owner" shall mean the record owner, whether one or more Persons, of a fee simple title to any Lot. The term Owner shall not include Persons who hold an interest in a Lot merely as security for the performance of an obligation, such as a mortgage, trust deed, or other security interest, nor shall it include Persons purchasing a Lot under contract until such contract is fully performed and legal title to the Lot has been conveyed.

2.19 Party Wall. "Party Wall" shall mean a common wall between structures on two separate Lots (such as the wall dividing two attached townhomes), with the outside boundary of each Lot being the midpoint of the Party Wall as constructed on, or approximately on, the common boundary line between the two Lots.

2.20 Period of Administrative Control. "Period of Administrative Control" shall mean the period defined in Section 57-8a-502(1) of the Utah Code, as the same may be amended from time-to-time.

2.21 Person. "Person" shall mean any natural person, partnership, limited liability company, corporation, association, cooperative, trust, estate, custodian, nominee, or other individual or entity in its own or representative capacity.

2.22 Plat Map. "Plat Map" shall mean the plat map for Crystal View Estates, recorded in the office of the Rich County Recorder on _____, as Entry No. _____, as the same may be amended from time-to-time.

2.23 Rules. "Rules" shall mean any rules or regulations promulgated by the Board pursuant to Section 4.07.

2.24 Special Assessment. "Special Assessment" shall mean any special or extraordinary assessment periodically levied from time-to-time against a Lot by the Association pursuant to Section 5.04.

2.25 Transfer Assessment. "Transfer Assessment" shall mean the assessments made pursuant to Section 5.06 regarding the transfer of title to a Lot.

ARTICLE III **Property Rights**

3.01 Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and run with the title to every Lot, subject to:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility or other facilities situated upon the Common Area;

(b) the right of the Association to suspend voting rights and right to use of the recreational facilities by an Owner for any period during which any Assessment against their Lot remains unpaid; and for a period not to exceed 60 calendar days for any infraction of the Association's published Rules and other regulations; and

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be affirmatively consented to in writing by no less than two-thirds of the Board.

3.02 Delegation of Use. Any Owner may delegate their right of enjoyment to the Common Area and related facilities to the members of their family, their tenants or contract purchasers who reside on the Lot, or their guests and invitees (provided that an Owner may not charge any Person a fee for such delegation of rights).

3.03 Utility and Drainage Easements.

(a) Easements for the installation and maintenance of utilities and drainage facilities, and all other easements, are reserved as shown on the recorded Plat Map or otherwise set forth or provided for herein.

(b) Within these easements, no structure, improvement, landscaping, or other item 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 or flow of drainage channels in the area, or which may obstruct or retard the flow of water through drainage channels in the easement. Any such structure, improvement, landscaping, or other item placed within such easement shall be done at the sole risk of the Owner of the subject Lot, and such Owner shall not be entitled to compensation for any damage to or loss of such structure, improvement, landscaping, or other item as a result of the use or maintenance of the easement.

(c) Wherever sanitary sewer connections, water connections, electricity, gas, telephone, cable television, and/or internet/data lines, drainage facilities, and/or similar improvements are installed within the Development, the Owners of any Lot served by said connections, lines, or facilities, along with applicable public utility companies or private service providers, shall have the right, and are hereby granted an easement to the full extent necessary therefor, to enter upon the Lots owned by others, in or upon which said connections, lines, or facilities, or any portion thereof lie, to repair, replace, and generally maintain said connections, lines, or facilities as and when the same may be necessary or reasonably desired. Any Lot so entered shall be restored by those entering to as near its original condition as is reasonably

possible, but subject to the provisions of Section 3.03(b) herein with respect to structures, improvements, landscaping, or other items within the easement area.

(d) Wherever sanitary sewer connections, water connections, electricity, gas, telephone, cable television, and/or internet/data lines, drainage facilities, and/or similar improvements are installed within the Development, which connections, lines, or facilities serve more than one Lot, the Owner of each Lot served by said connections, lines, or facilities shall be entitled to the full use and enjoyment of such portions of said connections, lines, or facilities as service their Lot.

3.04 Party Walls. All Party Walls within the Development shall be subject to the following provisions.

(a) The Owners of each Lot on either side of a Party Wall hereby grant each other mutual and reciprocal easements for support and the ongoing right to maintain the Party Wall, and any replacement thereof, in the location of original construction of the Party Wall. To the extent that the midpoint of the Party Wall varies from the actual common boundary line between the subject Lots, then the owners of the subject Lots hereby grant each other mutual and reciprocal easements to maintain the Party Wall, and any replacement thereof, in the location of the original construction of the Party Wall notwithstanding any resulting encroachment onto either Lot.

(b) The Owners of each Lot on either side of a Party Wall may use the exterior surface of the Party Wall on their side of the Party Wall in any manner they desire, so long as such use does not impair the structural integrity of the Party Wall, including, without limitation, the following uses.

(i) It is understood and agreed that the Party Wall is intended to be an integral part of each of the Lots on either side of the Party Wall and the Owners of such Lots shall each have the right to utilize the Party Wall in order to attach appropriate and necessary support devices, such as joists, beams, cross-beams, and any other type of structural or support device which may be required or reasonably necessary with respect to maintenance, repair, expansion, and/or replacement of the Lot on either side of the Party Wall.

(ii) The Owners of each Lot on either side of a Party Wall may each place additional material on their side of the Party Wall, thereby disproportionately extending the thickness of the Party Wall on their side of the Party Wall, without affecting the location of the actual boundary line between the two Lots or the reciprocal easements granted in subsection (a) above.

(iii) The Owners of each Lot on either side of a Party Wall may each paint, wallpaper, affix fixtures and decorations to, and run electrical and other utility lines through the Party Wall.

(c) The Owners of each Lot on either side of a Party Wall shall each be responsible, at their sole expense, to reasonably maintain the exterior surface of the Party Wall within the interior of the related structure on their Lot.

(d) Other than as otherwise set forth in subsection (c) above, the Owners of each Lot on either side of a Party Wall shall each be responsible for 50% of the costs and expenses

reasonably incurred to maintain, repair, or replace the Party Wall. In the event that a Party Wall is destroyed or damaged by fire or other casualty, any Owner of a Lot on either side of such Party Wall may replace or restore the Party Wall. Any Owner paying more than their share of such costs and expenses shall have a right of contribution from the other Owner for their proportionate share of such costs and expenses, which right of contribution shall be appurtenant to and run with title to each Lot.

(e) Notwithstanding any other provision herein to the contrary, in the event that an Owner, or their agent, representative, invitee, or licensee, is responsible for impairing the structural integrity of the Party Wall in any manner or is otherwise responsible for the destruction or damage of all or any portion of a Party Wall, including, without limitation, compromising the weatherproofing of such Party Wall, then such Owner shall be solely responsible for repairing such damage to the Party Wall. If the other Owner pays any portion of such costs or expenses, then they shall have a right of contribution from the Owner responsible for paying the entirety of such costs and expenses, which right of contribution shall be appurtenant to and run with title to each Lot.

3.05 Short-Term Rentals. The rental of all or any portion of a Lot for less than 30 consecutive calendar days is prohibited.

ARTICLE IV **Association**

4.01 Membership. The Association shall have a single class of membership, consisting of all Owners. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

4.02 Voting Rights. Owners shall be entitled to cast one vote for each Lot owned as set forth more fully in the Bylaws.

4.03 Governance. The Association, acting by and through its Board, shall oversee and govern the Development, including, without limitation, the Common Areas and Cost Centers, in accordance with the provisions of this Declaration, the Articles, the Bylaws, the Community Association Act, and otherwise in compliance with governing law.

4.04 Property Management. The Board may hire a professional property manager or management company to assist with management of the Development. Any property management contract with a term that extends beyond the Period of Administrative Control must be approved by the Owners at or reasonably near the end of the Period of Administrative Control.

4.05 Reserve Analysis. The Association shall conduct a reserve analysis or study as required by the Community Association Act or otherwise as required by law with respect to any Common Area and Cost Center that requires ongoing maintenance, repairs, or eventual replacement, if any.

4.06 Right of Entry.

(a) The Association and its duly authorized agents shall have the right to enter any and all Lots, including all buildings and other improvements thereon, in case of an

emergency originating in or threatening such Lot or any other part of the Development, whether or not the Owner or occupant thereof is present at the time.

(b) The Association and its duly authorized agents shall have the right to enter any and all Lots, including all buildings and other improvements thereon, at all reasonable times in order to make repairs to any Common Area or to facilities serving more than one Lot, and to inspect for compliance with the provisions of this Declaration; provided, however, that the Owners and/or occupants affected by such entry shall first be given reasonable notice at least 24 hours in advance of such entry.

4.07 Rules. The Board may, from time-to-time, adopt, amend, and repeal Rules regarding the use of the Common Area, the collection of Assessments, and to otherwise implement, supplement, or otherwise carry out the purposes and intentions of this Declaration. In no event shall any such Rule be inconsistent with this Declaration, the Articles, the Bylaws, or any mandatory provisions of governing law.

4.08 Liability. No member of the Board or the Architectural Committee acting in good faith shall be personally liable to any Owner, guest, lessee, lender, or any other Person for any error or omission of the Association, its agents and representatives, the Board, or the Architectural Committee.

ARTICLE V

Covenant for Assessments

5.01 Personal Obligation. Each Owner shall, by acquiring or in any way becoming vested with an interest in a Lot, be deemed to covenant and agree to pay to the Association the Assessments and other charges set forth or provided for in this Declaration, together with any costs of collection (including, without limitation, reasonable attorney fees) and interest thereon. Owners shall be personally liable for all Assessments and other charges due and payable by them for the period of time they own or owned a Lot, and such personal liability shall continue even after such Owner no longer owns a Lot until such amounts are paid in full. Owners are not personally liable for Assessments and other charges related to their Lot that arose and were due and payable prior to their ownership of a Lot, but, notwithstanding such lack of personal liability, the lien against a Lot for Assessments and other charges as set forth in Section 5.02 shall remain in place against such Lot, and may be enforced against such Lot, until such amounts are paid in full.

5.02 Lien. All Assessments and other charges set forth or provided for in this Declaration shall be, constitute, and remain a charge, and shall be a continuing lien, upon the Lot with respect to which such Assessment or charge relates.

5.03 Annual Assessment. An Annual Assessment may be made against each Lot and the Owner thereof whereby each Owner shall pay a proportionate share of the common expenses associated with the Development (including, without limitation, maintenance and operation of any Common Area) and the administration and operations of the Association.

(a) Prior to the annual meeting of Owners, the Board shall cause a budget to be created for the upcoming year (which budget may, but need not, include an amount to be set aside in the Association's reserve fund), and the Board shall recommend the amount of the Annual Assessment to be paid by the Owners for the upcoming year based on such budget.

(b) The amount of the Annual Assessment for the upcoming year shall be approved by Owners at the annual meeting of Owners.

(c) The Annual Assessment shall be payable in 12 equal monthly installments which shall be due and payable on the first calendar day of each month. As a courtesy, the Board may cause reminders to be sent to the Owners regarding the monthly payments, but the Annual Assessment shall be due and payable by the Owners on the first calendar day of each month without the requirement for any written or other notice thereof other than the notice imparted at the annual meeting of Owners.

(d) The amount of the Annual Assessment may be adjusted by the Board as needed during the calendar year in order to address any shortfalls for whatever reason for line items in the budget that was the basis for the Annual Assessment approved by the Owners. Any such adjustments by the Board that do not cumulatively exceed 25% of the total Annual Assessment approved by the Owners shall not require any further approval of the Owners. However, any adjustment that causes the Annual Assessment to exceed 25% of the total Annual Assessment approved by the Owners shall require approval of the Owners before such adjustment take effect. Owners shall be notified of the adjusted Annual Assessment at least 30 calendar days prior to the due date of the first installment of the adjusted Annual Assessment.

(e) In the event that the budget for any calendar year has not been approved by the Owners prior to January 1 of such calendar year, then the Owners shall continue to pay monthly installments of the Annual Assessment in the same amount paid by the Owners for the previous calendar year until a new budget for the current calendar year has been approved.

(f) Notwithstanding any other provision of this Declaration to the contrary, during the Period of Administrative Control, the Declarant shall not be required to pay the Annual Assessment, but rather, at the end of each calendar year, the Declarant shall pay to the Association the lesser of (i) the amount of the Annual Assessment otherwise applicable to each Lot owned by the Declarant at the end of such calendar year, or (ii) any shortfall in the Association's budget based solely on the Annual Assessment approved by the Owners (and excluding any shortfall caused by increased costs for any budgeted line item), after accounting for all Annual Assessments payable by the Owners other than Declarant.

5.04 Special Assessments. In addition to the Annual Assessments authorized above, from time-to-time the Board may recommend that a Special Assessment be levied 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, including fixtures and personal property related thereto, a shortfall for whatever reason in the current year's budget in excess of any adjustments made to the Annual Assessment, including additional items that were not included in the budget that was the basis of the Annual Assessment, or any other expenses reasonably necessary to enable the Association to perform or fulfill its obligations, functions, or purposes under this Declaration or the Articles.

(a) The amount of the Special Assessment shall be approved by the Owners of a majority of the Lots participating in the vote once a quorum has duly been established.

(b) If the Special Assessment is approved, then written notice thereof shall be sent to all Owners, including the date (or dates if it is to be paid in installments) for payment thereof.

5.05 Compliance Assessment.

(a) After no less than 30 calendar days' prior written notice to the Owner of a Lot, the Board may take whatever action it reasonably deems appropriate in order to bring a non-complying Lot into compliance with this Declaration, the Articles, Bylaws, Rules, and/or other resolutions of the Board, and assess the Owner of the Lot for the cost thereof, plus a 15% administrative fee, as a Compliance Assessment.

(b) Any monetary fines assessed against an Owner by the Association shall also constitute a Compliance Assessment against the Lot owned by such Owner.

(c) Any review fee payable pursuant to Section 6.02(e) shall also constitute a Compliance Assessment against the Lot which is the subject of the application.

(d) Compliance Assessments are due and payable immediately upon assessment thereof and may be enforced and collected in the same manner as any other Assessment.

5.06 Transfer Assessment. A Transfer Assessment shall be imposed on the transfer of title to any Lot, or any interest in any Lot, as follows.

(a) The amount of the Transfer Assessment shall be one-half percent of the price or consideration for such transfer, and absent a stated price or consideration for such transfer the Transfer Assessment shall be one-half percent of the fair market value of the interest in the Lot transferred as reasonably determined by the Board.

(b) The Transfer Assessment shall be payable by, and the personal obligation of, the transferee of the interest in the subject Lot to the Association.

(c) The Transfer Assessment shall not apply to:

(i) Any mortgage, trust deed, or similar security interest, or the modification, extension, release, or satisfaction thereof;

(ii) Any document that conforms, corrects, or modifies a previously recorded document without additional consideration, unless such document increases the interest in the Lot previously transferred, in which case the Transfer Assessment shall be payable on the increased interest in the Lot so transferred;

(iii) Transfers that occur as part of an inheritance pursuant to the laws regulating intestate or testate succession and descent, or by the death of any co-tenant in real estate held by joint tenancy;

(iv) Transfers of title between spouses (or former spouses) pursuant to a final decree of divorce or nullity;

(v) Transfers of title for estate planning purposes into or out of the name of a trust for the benefit of the Owner, their spouse, or their children;

(vi) Transfers between spouses or to a family member of the Owner within three degrees of consanguinity who, prior to the transfer, provides the Board with adequate written proof of consanguinity;

(vii) Involuntary transfers;

(viii) Transfers required by a court order;

(ix) Transfers by a financial institution after a financial institution acquires title to a Lot in payment of indebtedness owed to the financial institution; or

(x) Transfers by the Declarant to a Person affiliated with the Declarant in conjunction with the development of a Lot in preparation for an ultimate sale or transfer to a Person independent of the Declarant.

(d) The entirety of Transfer Assessments paid with respect to a single-family Lot shall be deposited into a reserve account for the benefit of the Common Area. Any Transfer Assessment paid with respect to a Lot that is part of an attached townhome building shall be divided, with 25% of such Transfer Assessment deposited into a reserve account for the benefit of the Common Area, and the remaining 75% of such Transfer Assessment deposited into a reserve account for the benefit of the attached townhome building of which the subject Lot is a part.

5.07 Cost Center Assessment.

(a) If a particular cost or expense benefits a Cost Center, rather than the Common Area or all of the Lots as a whole, then such cost or expense shall be assessed against the Lots comprising such Cost Center as a Cost Center Assessment, and shall be specifically excluded from the annual budget which is the basis for the Annual Assessment.

(b) In the event of any uncertainty as to whether a particular cost or expense should be treated as a Cost Center Assessment, then the Board shall make the final decision with respect thereto, provided that such decision can reasonably be harmonized with the provisions of this Declaration.

(c) To the extent reasonably practicable, annual budgets for Cost Centers shall be created at the same time as the annual budget, and shall be approved by the owners of the Lots within each Cost Center at the same time, and in the same manner as the annual budget, and shall be payable by the Owners of Lots within each Cost Center at the same time and manner as the Annual Assessment.

5.08 Uniform Rate of Assessment. Annual Assessments, Special Assessments, and Transfer Assessments shall be fixed at a uniform rate for all Lots. Compliance Assessments and Cost Center Assessments shall be based on the unique circumstances giving rise to such Assessments.

5.09 Statement of Assessments. The Board shall, within 10 calendar days of receipt of a written demand by an Owner, and for a reasonable charge not exceed the maximum amount permitted by law (as established by resolution of the Board from time-to-time), furnish a certificate signed by an officer of the Association setting forth whether the Assessments with respect to a specified Lot have been paid. A properly executed certificate of the Association as

to the status of Assessments with respect to a Lot is binding upon the Association as of the date of its issuance.

5.10 Effect of Nonpayment of Assessments.

(a) Any Assessment not paid by the due date thereof shall bear interest from the due date at the rate as determined by the Board from time-to-time and/or may be subject to a late fee as determined by the Board from time-to-time.

(b) Reasonable attorney fees and costs of collections incurred by the Association in collecting any Assessment, with or without filing a lawsuit, shall be included as part of the Assessment being collected, and shall be collected by the Association in the same manner as collection of the Assessment.

(c) In addition to any other remedies to which the Association is entitled, the Association may file a lawsuit against the Owner personally obligated to pay any outstanding Assessment, or may engage a collection attorney or agency to collect the outstanding Assessment on behalf of the Association.

(d) In addition to any other remedies to which the Association is entitled, the Association may foreclose the lien against a Lot for any outstanding Assessment. Such lien may be enforced and foreclosed by any means permitted by law, including, without limitation, a judicial foreclosure proceeding or a non-judicial foreclosure proceeding. Dwayne A. Vance, an attorney duly licensed to practice law in the State of Utah, is hereby appointed as the initial trustee for purposes of pursuing a non-judicial foreclosure sale of any lien for an outstanding Assessment. The Association and the Owners hereby convey and warrant, pursuant to Sections 57-1-20 and 57-8a-302 of the Utah Code, to Dwayne A. Vance, with power of sale, all Lots and improvements to the Lots, for the purposes of securing payment of all Assessments and other charges provided for in this Declaration. The Board may appoint a duly qualified substitute or successor trustee at any time without amending this Declaration by recording a substitution of trustee in the manner prescribed by law against any particular Lot for purposes of pursuing a non-judicial foreclosure sale of that Lot in payment of a lien against that Lot.

(e) The Board may, from time-to-time, adopt, amend, and repeal Rules regarding a delinquent Owner's ability to: (i) use the Common Area, including, without limitation, any recreational facilities within the Common Area; (ii) vote on any Association matter put to a vote of the Owners; (iii) serve as a member of the Board, as an officer, or as any other agent or representative of the Association; and/or (iv) exercise any other rights of an Owner.

(f) No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of their Lot.

(g) No Owner may claim or attempt to impose an offset or deduction against any Assessment, or withhold payment in part or whole, that is otherwise owed by the Owner due to any alleged dispute with, or claim against, the Association by such Owner, but rather, the Owners shall pay all Assessments in full, and by the due date, without offset or deduction notwithstanding any dispute with, or claim against, the Association that an Owner may otherwise assert or pursue against the Association.

ARTICLE VI

Architectural Control

6.01 Architectural Committee. The Board may create an Architectural Committee pursuant to Article IV of the Bylaws which is vested with the powers described herein. Absent the creation of a separate Architectural Committee, the Board shall constitute the Architectural Committee. In any event, a member of the Board shall act as the chair of the Architectural Committee as provided in the Bylaws.

6.02 Approval for Improvements. No building, road, sidewalk, landscaping, fence, wall, parking areas, or other structure or improvement shall be erected or maintained upon any Lot, or any other portion of the Development, nor shall any exterior addition to or change or alteration be made (including, without limitation, landscaping, or changing the color or nature of any exterior improvement), until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the Architectural Committee, and said work shall not commence without written approval by the Architectural Committee.

(a) The Architectural Committee shall have the right to disapprove any such plans and specifications which, in the Architectural Committee's reasonable discretion:

- (i) Do not fully comply with all provisions of this Declaration; or
- (ii) Do not fully comply with all requirements of any municipal code or ordinance, including, without limitation, any development agreement, master plan, or other document or regulation applicable to the Development; or
- (iii) Encroach upon any setback, or other Lot, or any easement to which the Lot in question is subject, including, without limitation, snow shed from the subject improvement and/or water drainage from the subject improvement; or
- (iv) Are not reasonably in harmony with the existing surroundings, buildings, and improvements, with the express and specific intent that Owners will still have substantial flexibility and discretion in making such improvements, but extreme plans, designs, and colors may not be allowed.

(b) In the event that the Architectural Committee fails to approve or disapprove in writing said plans within 60 calendar days after their submission (which requires a full set of plans and specifications, and any revisions or supplements thereto shall re-start the 60-calendar day period), then said plans shall be deemed approved by the Architectural Committee.

(c) The Architectural Committee shall not be responsible for reviewing, and its approval of any plan or design shall not be deemed to be an approval of, any plan or design from the standpoint of structural safety or conformance with building or other codes.

(d) Notwithstanding any approval by the Architectural Committee, all improvements to a Lot or any Common Area within the Development, shall be required to comply with all provisions of this Declaration, and any approval by the Architectural Committee shall not be a defense to violating the provisions of this Declaration.

(e) The Architectural Committee may charge a fee for reviewing an application by an Owner pursuant to this Section 6.02, including, without limitation, the fees charged by any architect, engineer, attorney, or other professional retained by the Architectural Committee in conjunction with the review of such application. Any such fee shall constitute and be collectible as a Compliance Assessment and shall be payable regardless of whether the application is approved and shall be payable in full prior to the commencement of making any improvements pursuant to the Architectural Committee's approval.

6.03 Building Location.

(a) Building location, including, without limitation, setbacks, must conform to the requirements of Garden City.

(b) With the exception of a building containing attached townhomes for adjacent Lots, and the Party Wall between such Lots, under no circumstances shall any portion of a building or other improvement on any Lot, including, without limitation, roofs, eaves, steps, patios, porches, sidewalks, parking spaces, be permitted to encroach upon any other Lot or the Common Area.

6.04 Maintenance. All buildings, roads, sidewalks, landscaping, fences, walls, parking areas, or other structures and improvements constructed and/or existing on any Lot shall be maintained in an attractive, good, and working condition.

6.05 Roofing and Exterior Materials. All exterior materials utilized on buildings and other improvements shall consist of siding, paint colors, painting scheme, architecture design, roofing materials and color, and windows reasonably similar to and in harmony with existing buildings and other improvements in the Development.

6.06 Construction Time and Hours.

(a) As part of the approval of any improvement by the Architectural Committee, the Architectural Committee may prescribe a reasonable deadline for such improvements to be completed.

(b) As part of the approval of any improvement by the Architectural Committee, or as subsequently determined by the Architectural Committee in light of circumstances arising in connection with such improvement, the Architectural Committee may prescribe reasonable hours for any activity that generates any noise reasonably audible at any boundary line of the subject Lot.

6.07 Nuisances. No noxious or offensive activity shall be carried on in or upon any Lot, or any other portion of the Development, nor shall anything be done which may be or may become an annoyance or nuisance to the Development or any Lot therein.

(a) Subject to federal laws governing satellite dishes, no satellite dish, antenna, clothesline, or storage or trash receptacles, or any other items which are unsightly in the reasonable opinion of the Architectural Committee, will be permitted, unless screened from view as approved by the Architectural Committee.

(b) Subject to applicable federal and state laws, without the prior written approval of the Architectural Committee, no sign of any kind shall be displayed in or upon any Lot that

can be seen from the exterior of any side of the Lot, excepting only one sign, not to exceed six square feet, advertising the Lot for sale (including an open house incident to such sales efforts). No signs shall be placed or maintained anywhere on the Common Area by any Owner for any purpose, including, without limitation, signs advertising a Lot for sale (including an open house incident to such sales efforts) without the prior written approval of the Architectural Committee. The provisions of this subsection (b) shall not apply to the Declarant.

(c) No Lot, or any other portion of the Development, shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and all such items must be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

6.08 Animals and Pets.

(a) Dogs, cats, and/or other household pets and animals may be kept as permissible within current zoning regulations; provided, that they are not kept, bred, or maintained for any commercial purpose and are restricted to the Owner's Lot or under the Owner's control when within any Common Area.

(b) No pet or animal shall be allowed to roam free within the Common Area and/or enter onto any other Lot and the Owner of such pet or animal shall be personally liable for any damage or loss caused by such pet or animal.

(c) If, in the reasonable opinion of the Architectural Committee, any pet or animal becomes an annoyance, nuisance, obnoxious, or considered to be a danger or threat, then the Architectural Committee may require a reduction in the number of pets or animals permitted on a Lot and/or require the removal of a particular pet or animal from the Development.

6.09 Subdivision of Lots. Under no circumstances shall any Lot be subdivided into two or more lots or sub-lots, including, without limitation, timeshares or other intervals of ownership.

6.10 Enforcement. The Architectural Committee shall have the power and authority to take such action as it deems necessary to keep any portion of the Development and exterior of any structure on any Lot maintained so that the same complies with the provisions of this Declaration and approved plans and specifications for improvements to any Lot.

(a) The Architectural Committee may notify any Owner of a Lot of any violation.

(b) After due notice, if the Owner fails to correct such violation, then the Architectural Committee may cause the necessary corrections to be made, compliance to be effected, and the costs and expenses thereof shall constitute a Compliance Assessment against the Lot, and shall also be the personal obligation of the Owner of said Lot as provided in Sections 5.01, 5.02, 5.05, and 5.10 (and all other applicable provisions of this Declaration).

ARTICLE VII

Insurance

7.01 Casualty Insurance and General Liability Insurance.

(a) The Association shall keep all insurable improvements and fixtures of the Common Area insured against loss or damage by fire for the full replacement cost thereof and

may obtain insurance against such other hazards and casualties as the Association may deem desirable.

(b) The Association may also insure any other property whether real or personal, owned by the Association, against loss or damage by fire and such other hazards as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance.

(c) The Association shall also insure all buildings within the Development containing attached townhomes, including interior walls and fixtures of the individual townhome Lots (but not including furniture furnishings, or other personal property installed, supplied, stored, or maintained within any Lot by the Owner thereof), against loss or damage by fire and such other hazards as the Association may deem desirable, which shall be included as part of the Cost Centers for the townhome buildings.

(i) Any insurance deductible payable in conjunction with any claim for damage to a townhome Lot or the building in which the townhome Lot is located shall be paid in equal shares by the Owners of the Lots benefitting from such insurance claim. In the event that any portion of such deductible is paid by the Association, then such payment shall be chargeable against the Lots benefitting therefrom as a Cost Center Assessment pursuant to Section 5.07 hereof, subject to any other provision of this Declaration to the contrary, and subject to any and all rights of any Owner otherwise available pursuant to law (including, without limitation, the doctrines of negligence, gross negligence, and/or other fault of an Owner).

(ii) Hazard and casualty insurance maintained by the Association for the benefit of any townhome Lot does not alter each Owner's obligation to reasonably maintain their own Lot and to pay any deductible associated with a claim against an Association insurance policy as otherwise set forth herein.

(d) All insurance policies obtained and maintained by the Association shall be written in the name of, and the proceeds thereof shall be payable to, the Association.

(e) Insurance proceeds shall be used by the Association, in the reasonable discretion of the Board, for the repair or replacement of the property for which the insurance was carried.

(f) The Association shall obtain and maintain such comprehensive general liability insurance as the Board shall reasonably deem appropriate to provide protection from claims because of bodily injury or death or damage to property.

(g) Premiums for all insurance carried by the Association are either common expenses included in the Annual Assessment made by the Association or are to be included in one or more Cost Centers and the related Cost Center Assessment.

7.02 Replacement or Repair.

(a) In the event of damage to or destruction of any part of the Common Area, the Association shall repair or replace the same from the insurance proceeds available in the reasonable discretion of the Board. If such insurance proceeds are insufficient to cover the costs of repair or replacement of the property damaged or destroyed, then the Association may make a

Special Assessment to cover the additional cost of repair or replacement not covered by the insurance proceeds.

(b) In the event of insured damage to or destruction of any townhome Lot or any building in which a townhome Lot is located, the Association shall repair or replace the same to its condition immediately preceding such damage or destruction from the insurance proceeds available to do so. If the insurance proceeds are insufficient to cover the costs of repair or replacement of the townhome Lot or building so damaged, then the Owners of the townhome Lots benefitting from such insurance proceeds shall pay in equal shares the additional cost of repair or replacement not covered by the insurance proceeds, subject to any other provision of this Declaration to the contrary, and subject to any and all rights of any Owner otherwise available pursuant to law (including, without limitation, the doctrines of negligence, gross negligence, and/or other fault of an Owner).

(c) In the event of damage to or destruction of any part of a building or other improvement on any Lot, the Owner shall repair or reconstruct the same within 12 months of the occurrence of the event of damage or destruction. The Owner shall obtain and maintain adequate insurance to insure Owner's compliance with the requirements of this provision.

7.03 Annual Review of Policies. All insurance policies shall be reviewed at least annually by the Board in order to ascertain whether the coverage contained in the policies is sufficient to make any necessary repairs or replacement of the property which may have been damaged or destroyed and to provide protection from claims because of bodily injury, death, and/or damage to property.

ARTICLE VIII

General Provisions

8.01 Enforcement. The Association, or any affected Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, obligations, or provisions of this Declaration; provided, however, that only the Association shall have the right to levy, enforce, and collect Assessments pursuant to this Declaration. Failure by the Association or by any affected Owner to enforce any provision herein shall in no event be deemed a waiver of the right to do so at any time thereafter.

8.02 Attorney Fees.

(a) In the event that the Association incurs any attorney fees in conjunction with breaches of this Declaration and/or securing compliance with this Declaration, then the Owner at issue shall pay the Association's reasonable costs and attorney fees regardless of whether a lawsuit is filed with respect thereto.

(b) In the event of any litigation, action, arbitration, or other proceeding arising from this Declaration, or otherwise concerning the rights or duties of any Person under this Declaration, then, in addition to any other relief which may be granted, the substantially prevailing party shall be entitled to recover its reasonable costs and attorney fees incurred therein.

8.03 Severability. If any provision of this Declaration, or the application of such provision to any Owner, Lot, Person, or circumstance, shall be held invalid, the remainder of this

Declaration, or the application of such provision to Owners, Lots, Persons, or circumstances other than those as to which it is held invalid, shall remain in full force and effect and shall not be affected thereby.

8.04 Captions and Pronouns.

(a) Captions are used in this Declaration for convenience only and are not intended to be used in the construction or in the interpretation of this Declaration or any provision thereof.

(b) In this Declaration, whenever the context requires, the masculine, feminine, and neuter genders include the other genders, the singular number includes the plural, and the plural number includes the singular.

8.05 Term. This Declaration shall run remain in full force and effect perpetually from and after the date this Declaration is recorded, unless and until amended in whole or in part as provided for herein.

8.06 HUD and FHA. The Declarant and the Association desire that the Development shall become and remain an approved project by the U.S. Department of Housing and Urban Development ("HUD") and the Federal Housing Administration ("FHA") and comply with Fannie Mae lending guidelines. It is acknowledged that the requirements for approval by HUD and FHA and the Fannie Mae lending guidelines may change over time. In the event of any conflict between the terms and conditions of this Declaration and the HUD and/or FHA approval guidelines for the Development or the Fannie Mae lending guidelines, the terms and conditions of this Declaration shall be modified to be in compliance with the then existing requirements of FHA and HUD and the Fannie Mae lending guidelines, subject to any other applicable federal or state laws. In the event of any conflict between any other applicable federal or state law, this Declaration, any HUD and/or FHA approval guidelines, and the Fannie Mae lending guidelines, then the other applicable federal or state law shall control and govern.

8.07 Amendment. This Declaration may be amended in whole or in part by the affirmative vote of Owners of no less than two-thirds of the Lots present and voting at any meeting of the Owners. Any amendment must be recorded in the office of the Rich County Recorder. Notwithstanding anything to the contrary herein, provisions must be made in all events to ensure that the Common Area is maintained at all times. Notwithstanding anything to the contrary herein, during the Period of Administrative Control (Utah Code § 57-8a-502), only the Declarant may amend this Declaration.

EXHIBITS:

A. Description of Real Property Subject to Declaration

B. Bylaws

{Certificate of Adoption and Acknowledgement on Following Page}

{Remainder of Page Intentionally Left Blank}

CERTIFICATE OF ADOPTION

The Declarant, currently the sole owner of all Lots within the Development, hereby certifies that the foregoing Declaration of Covenants, Conditions, and Restrictions for Crystal View Estates was duly adopted by the Declarant and will be in full force and effect immediately upon recordation in the office of the Rich County Recorder.

Dated: _____, 2024.

CRYSTAL VIEW VILLAS LLC

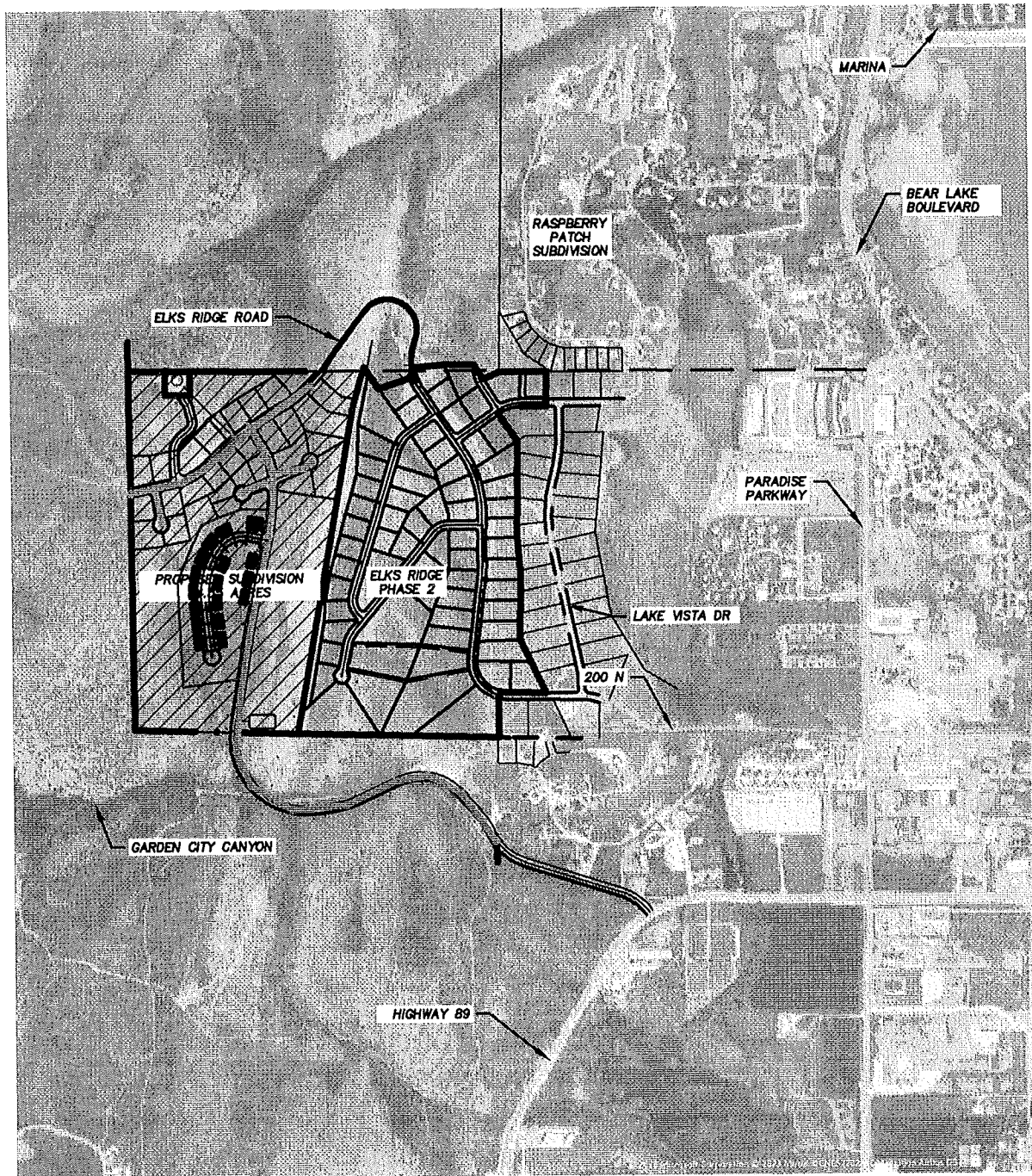
By: _____
Tim Aalders, Manager

Acknowledgement

State of Utah)
 : ss
County of Utah)

On _____, 2024, personally appeared before me, TIM AALDERS, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he executed the foregoing document in his capacity as MANAGER of CRYSTAL VIEW VILLAS LLC, and that he did so of his own voluntary act for its stated purpose.

Notary Public

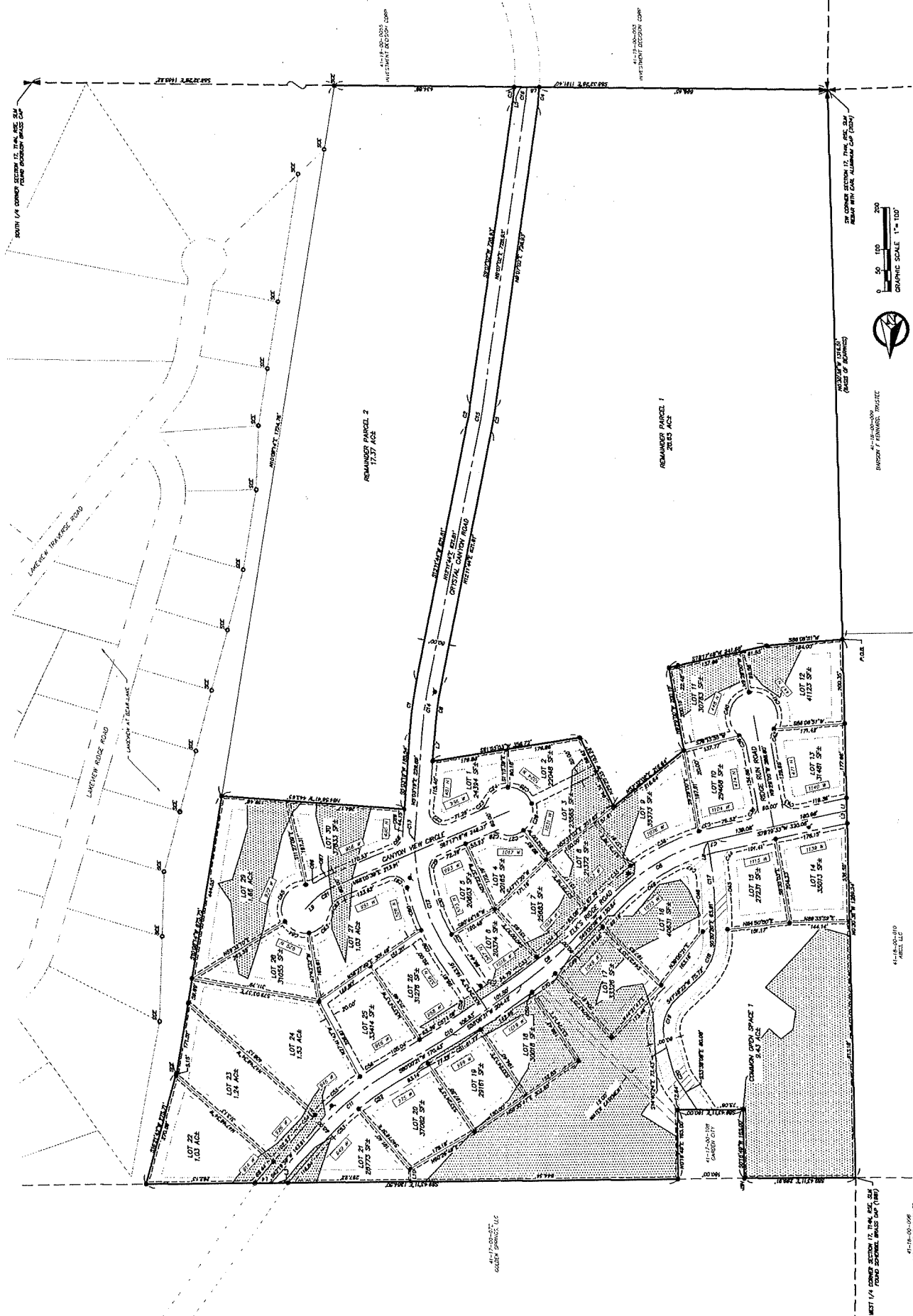


1 VICINITY MAP
SCALE: 1" = 1200'

PROJECT:		CRYSTAL VIEW ESTATES	
SHEET DESCRIPTION:		VICINITY MAP	
APPROVED	PROFESSIONAL ENGINEER	DATE	
DATE: 7 SEPTEMBER 2023		DRAFTING BY: W. HENDRICKSON	
CHECKED BY: L. ANDERSON		APPROVED BY: L. ANDERSON	
PROJECT NUMBER: 22040ELK		SHEET NO.: 1/2	



Project Name	1. 2024-2025
Project Manager	2. J. Smith
Project Number	3. 12345678
Project Date	4. 10/26/2024
Project Status	5. In Progress
Project Location	6. New York
Project Description	7. Project Description
Project Budget	8. \$1,000,000
Project Risk	9. Low
Project Impact	10. High
Project Complexity	11. Medium
Project Timeline	12. 12 months
Project Team	13. Project Team
Project Sponsor	14. Project Sponsor
Project Stakeholders	15. Project Stakeholders
Project Deliverables	16. Project Deliverables
Project Milestones	17. Project Milestones
Project Risks	18. Project Risks
Project Opportunities	19. Project Opportunities
Project Challenges	20. Project Challenges
Project Success Factors	21. Project Success Factors
Project Lessons Learned	22. Project Lessons Learned
Project Next Steps	23. Project Next Steps
Project Contact Information	24. Project Contact Information
Project Approval	25. Project Approval
Project Sign-off	26. Project Sign-off
Project Review	27. Project Review
Project Evaluation	28. Project Evaluation
Project Feedback	29. Project Feedback
Project Improvement	30. Project Improvement
Project Conclusion	31. Project Conclusion
Project Summary	32. Project Summary
Project Appendix	33. Project Appendix
Project Glossary	34. Project Glossary
Project Index	35. Project Index
Project Table of Contents	36. Project Table of Contents
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Project List of Figures	137. Project

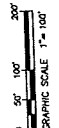
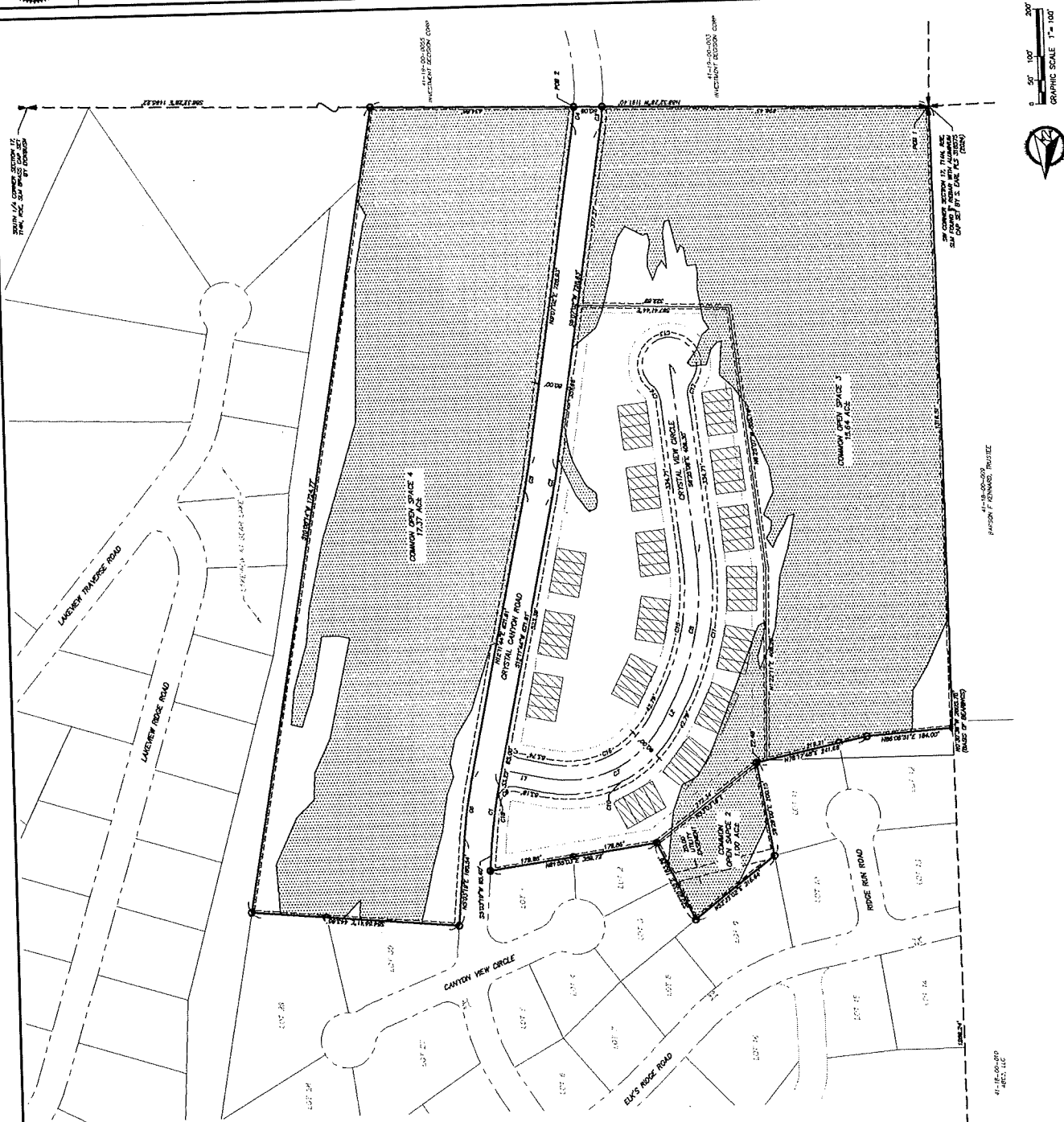




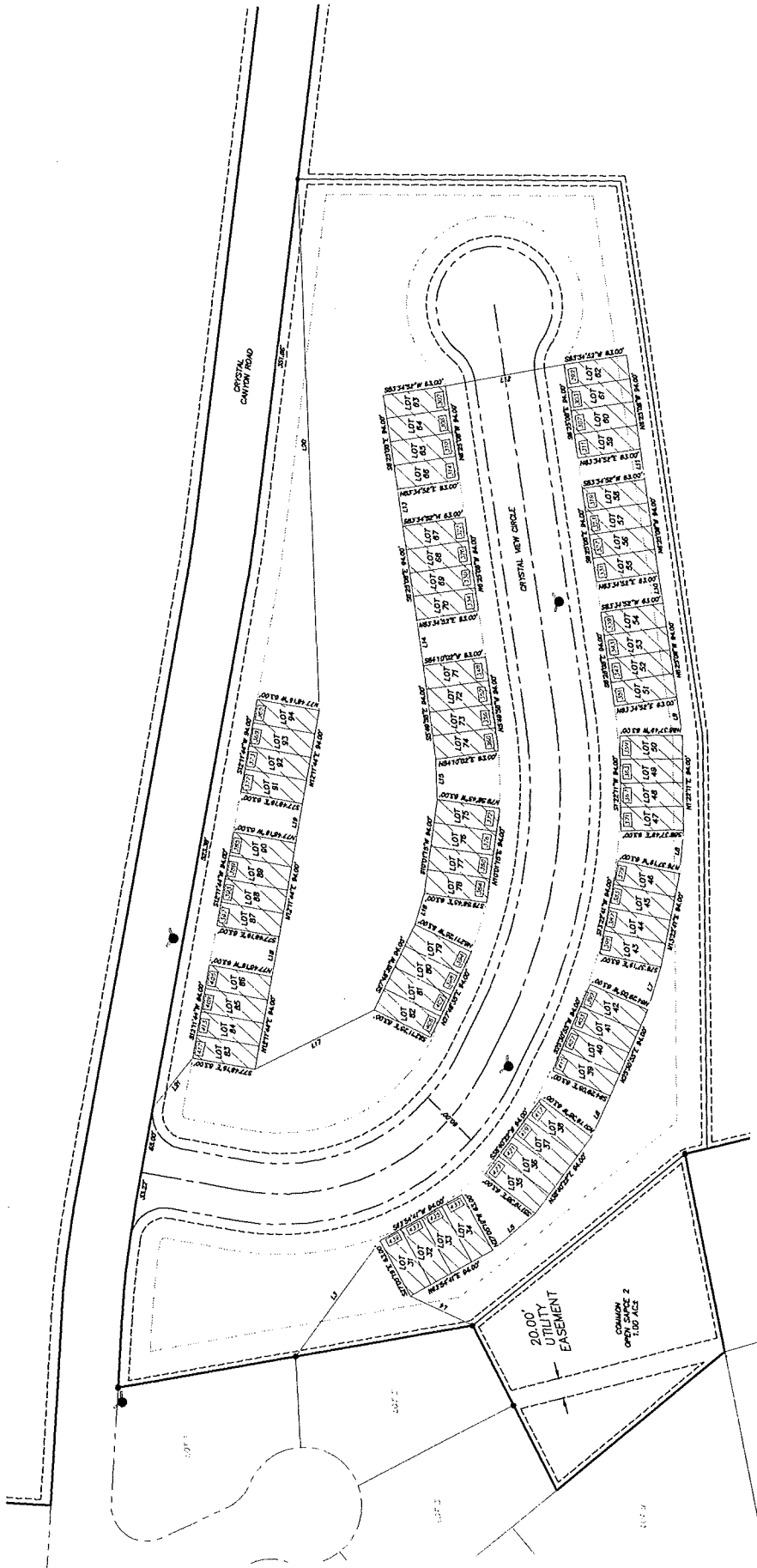
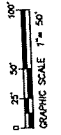
FINAL PLAT

CRYSTAL VIEW ESTATES PHASE 2
GARDEN CITY, UTAH

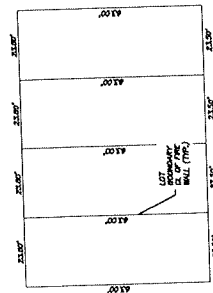
DATE	12 JULY 2024
SCALE	AS SHOWN
BY	CL
CHECKED	CL
APPROVED	CL
PROJECT	CRYSTAL VIEW ESTATES PHASE 2
SHEET	2/3



CURVE TABLE			
CURVE	ANG. LOCUS	PI/PC	INTERNAL ANGLE
C1	117.14°	840.00'	709.24°
C2	58.62°	1600.00'	709.24°
C3	46.12°	500.00'	473.72°
C4	38.17°	500.00'	473.72°
C5	33.37°	1000.00'	710.74°
C6	174.69°	1000.00'	710.74°
C7	278.51°	250.00'	775.07°
C8	39.44°	50.00'	97.96°
C9	45.53°	50.00'	97.96°
C10	52.59°	50.00'	750.54°
C11	59.65°	50.00'	144.64°
C12	66.71°	50.00'	479.33°
C13	73.77°	50.00'	367.17°
C14	80.83°	50.00'	479.33°
C15	87.89°	50.00'	300.00°
C16	94.95°	50.00'	173.70°
C17	102.01°	50.00'	300.00°
C18	109.07°	50.00'	290.94°
C19	116.13°	50.00'	290.94°

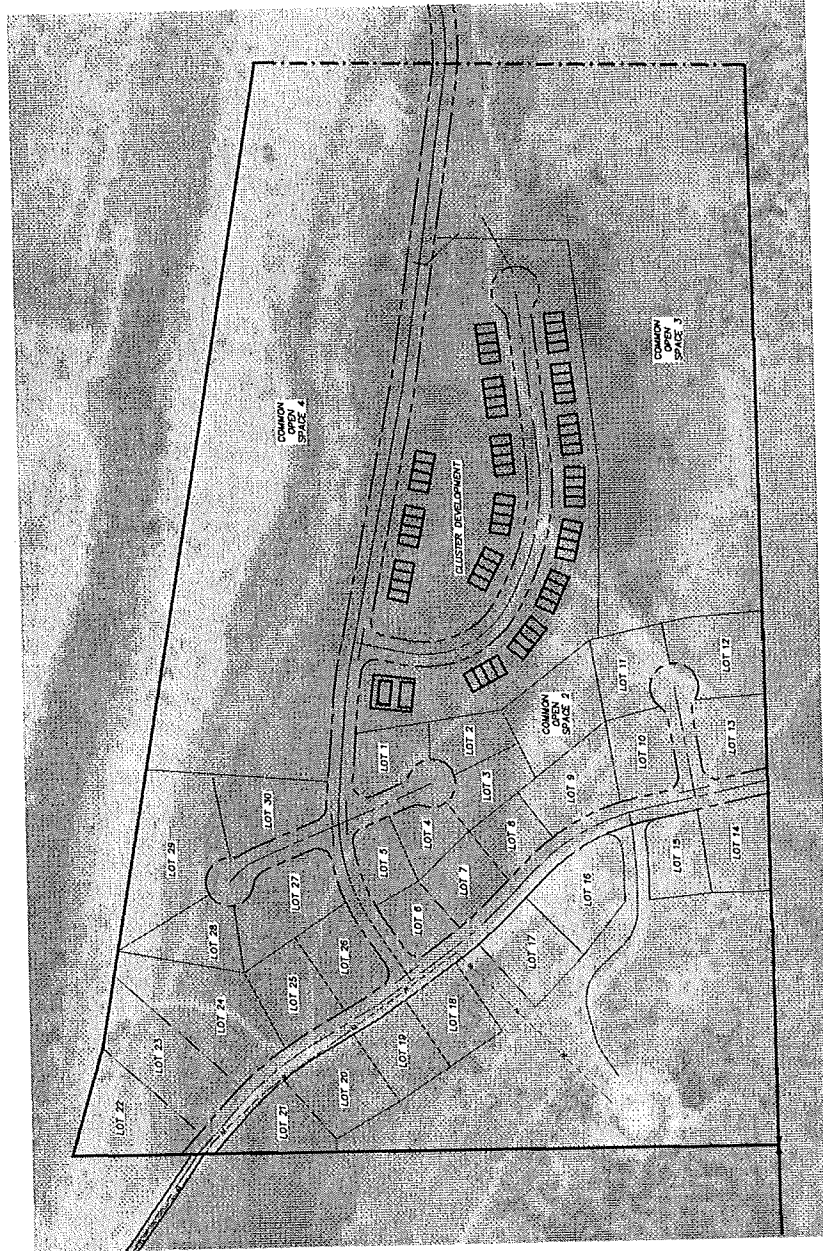


LINE TABLE			
LINE	LENGTH	BEARING	
1	1	330° 00' 00"	100.00
2	2	330° 00' 00"	100.00
3	3	330° 00' 00"	100.00
4	4	330° 00' 00"	100.00
5	5	330° 00' 00"	100.00
6	6	330° 00' 00"	100.00
7	7	330° 00' 00"	100.00
8	8	330° 00' 00"	100.00
9	9	330° 00' 00"	100.00
10	10	330° 00' 00"	100.00
11	11	330° 00' 00"	100.00
12	12	330° 00' 00"	100.00
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95	95	330° 00' 00"	100.00
96	96	330° 00' 00"	100.00
97	97	330° 00' 00"	100.00
98	98	330° 00' 00"	100.00
99	99	330° 00' 00"	100.00
100	100	330° 00' 00"	100.00



BUILDING LAYOUT
SCALE: 1" = 20'

SITE-CONSTRUCTION DOCUMENTS CRYSTAL VIEW ESTATES GARDEN CITY, UTAH



Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

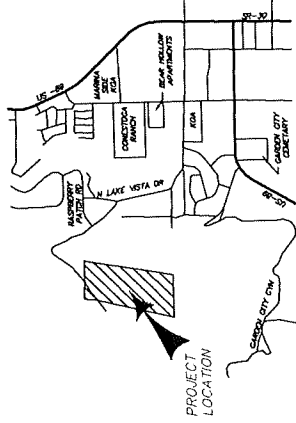
CACHE LANDMARK ENGINEERING
95 Golf Course Rd., SUITE 101
Logan, Utah 84321
Civil Engineer
Lance Anderson
435-713-0099 ext. 222
lance@cachelandmark.com

OVERALL SITE MAP
SCALE 1" = 150'



SHEET INDEX

DESCRIPTION	SHEET
COVER SHEET & INDEX	C-0.0
	C-0.1
UTILITY MASTER PLAN	C-2.0
PLAN AND PROFILE	C-3.0 - C-3.10
GRADING PLAN	C-4.0
STANDARD DETAILS	C-5.0
	C-5.1
	C-5.2



COVER SHEET

CRYSTAL VIEW ESTATES
GARDEN CITY, UTAH

DATE: 26 JUNE 2024
SCALE: 1" = 150'
DESIGNED BY: L. ANDERSON
CHECKED BY: L. ANDERSON
PROJECT NUMBER: 435-713-0099
SHEET: C-0.0

DATE OF PREPARATION:
ISSUE DATE: 26 JUNE 2024

GENERAL SITE NOTES

- NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.
- REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. GENERAL CONTRACTOR TO POINT OUT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
- VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.
- GENERAL CONTRACTOR RESPONSIBLE TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
- THE PRESERVATION OF NATIVE TOPSOIL IS PARAMOUNT. TOPSOIL SHALL BE STORED IN THE VICINITY OF THE CONSTRUCTION AREAS AND TEMPORARILY STOCKPILED WITHIN THE LOTS OF THE SUBDIVISION, AS PLATTED ON THE FINAL PLAT. TOPSOIL IS TO BE STRIPPED WHEN CONDITIONS ARE FAVORABLE (I.E. NOT SATURATED, NOT FROSTED, NOT FROZEN) AND SHALL NOT BE COMPACTED ANY MORE THAN NECESSARY TO TRANSPORT IT FROM ONE AREA TO ANOTHER. TOPSOIL SHALL BE REPLACED AND FINAL GRADED IN FROM ONE AREA TO ANOTHER AS QUICKLY AS THE SUBGRADE IS PREPARED. ALL AREAS WITHIN THE PROJECT ARE TO HAVE A MINIMUM DEPTH OF SIX (6) INCHES OF TOPSOIL RESTORED TO THE SURFACE, ESPECIALLY ALL AREAS WITHIN GREEN SPACE, DRAINAGE CHANNELS, STORMWATER DETENTION POUNDS, AND PARK STRIPS BETWEEN THE CURB AND SIDEWALK.
- GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS, AND SPECIFICATIONS.
- GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
- GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
- ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH GARDEN CITY SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THIS MANUAL FROM THE CITY ENGINEER. THE PUBLIC WORKS DEPARTMENT FOR REPAIRS AND MAINTENANCE DURING ALL SITE CONSTRUCTION. WATER TO COMPLY WITH GARDEN CITY STANDARDS.
- ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH PROVIDER SPECIFICATIONS AND STANDARDS AND SPECIFICATIONS. "WORK IN R/W" PERMITS ARE REQUIRED.
- GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR IS TO BE RESPONSIBLE FOR SAFETY TO THE PUBLIC IN THE PUBLIC R/W. CONTRACTOR IS TO BE RESPONSIBLE FOR PROVIDING PUBLIC BY MINIMUM BARRICADES, ETC., AS NECESSARY. TRAFFIC CONTROL TO BE COMPLIANT WITH CURRENT MUTCD. WORK SHALL COMPLY WITH "WORK IN R/W" PERMIT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITIES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN VICINITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.
- WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE CITY ORDINANCE, THE HIGHER QUALITY STANDARD SHALL APPLY, AS APPROVED BY THE GARDEN CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWINGS. IF PERTINENT DIMENSIONS ARE NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL CONSULT WITH THE CITY ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- OWNER/CONTRACTOR IS RESPONSIBLE TO OBTAIN A UPDATES STORMWATER DISCHARGE PERMIT AND IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS PER THE REQUIREMENTS OF THE UPDATES STORMWATER CONSTRUCTION PERMIT (NOT PERMIT # _____).
- ALL CONSTRUCTIONS SHALL CONFORM TO THE GARDEN CITY STANDARDS AND SPECIFICATIONS FOUND AT: <http://gardencityutah.gov/new-1999>
- CONTRACTOR SHALL INSTALL PROPER SIGNAGE FOR ALL ROADWAYS.

UTILITY CONTACTS

STORM SEWER AND ROADS:
Public Works Department
88 N. Partridge Parkway, Bldg. B,
Garden City, UT 84301
435-946-2801

POWERS:
Rocky Mountain Power
780 North Main
Smithfield, UT 84335
CONTACT: Jennifer Peterson
(435) 563-2383
jennifer.peterson@rpccorp.com

NATURAL GAS:
Dominion Energy
885 West 800 North
Logan, Utah 84321
CONTACT: Chris Field
(435) 735-3300
christi.field@dominionenergy.com

TELEPHONE:
Century Communications
Central Office 600 W.
Logan, Utah 84321
CONTACT: John Quintana
(801) 589-5850

CABLE TELEVISION:
Comcast Corporation
1000 W. 1000 N., Suite 110
Logan, Utah 84321
CONTACT: Jason Hall
(435) 780-7718
jason_hall@comcast.com

WATER:
Riley & Sons
Riley & Sons, 2001
Garden City, UT 84301
publicworks@gardencityutah.us

FIRE DISTRICT:
Mike Wahlberg, Fire Chief
435-881-6313
<http://gardencityfire.us/>

SANITARY SEWER:
Sanitary Sewer District
435-946-3201
<https://boonlakead.com/>


STORM WATER PERMIT:
STATE OF UTAH
DEPARTMENT OF ENVIRONMENTAL
QUALITY
DIVISION OF WATER QUALITY
288 North 1460 West
S.O. Box 46500
Salt Lake City, Utah 84114-4870
(801) 538-6146
<http://permits.utah.gov/swp/client>

LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
EDGE OF CONCRETE	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING GAS LINE	---
EXISTING UNDERGROUND POWER LINE	---
EXISTING STORM DRAIN LINE & SIZE	---
PROPOSED STORM DRAIN LINE	---
EXISTING SEWER LINE & SIZE	---
PROPOSED SEWER LINE	---
EXISTING WATER LINE & SIZE	---
PROPOSED WATER LINE	---
PROPOSED STREET LIGHT POLE	---
WATER VALVE	---
FIRE HYDRANT	---
WATER METER	---
SEWER MANHOLE	---
PROPOSED ASPHALT	---
PROPOSED CONCRETE	---
PROPOSED HEAVY-DUTY CONCRETE	---

COVER SHEET

CRYSTAL VIEW ESTATES
GARDEN CITY, UTAH

	CACHE * FAVORITE
	Engineers
Surveyors	Planners
95 Code Course Rd.	
St. Louis, MO 63101	
Phone: 314-947-7771	
Fax: 314-947-7771	
E-Mail: CCL@CCL.COM	
DATE	29 JUNE 2024
SCALE	N/A
DESIGNED BY	W. HENDRICKSON
CHECKED BY	L. ANDERSON
APPROVED BY	L. ANDERSON
PROJECT NUMBER	2306014
SHEET	



UTILITY PLAN
SCALE: 1"=100'



GRAPHIC SCALE 1" = 100'

A horizontal graphic scale bar with tick marks at 0, 50, 100, and 200 feet. The text "GRAPHIC SCALE 1" = 100'" is printed below the bar.

UTILITY NOTES

1. ALL UTILITIES MUST MEET GARDEN CITY REQUIREMENTS.
2. SHOWING UTILITY LOCATIONS ARE APPROPRIATE. CONTRACTOR IS TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFY THE CHIEF ENGINEER IF ANY CONFLICTS EXIST.
3. WATER METER IS SET ON THE PROPERTY LINE.
4. SEWER LINE IS TO CONNECT TO THE EXISTING SEWER IN JEE DRIVE.
5. WATER CONNECTIONS ARE 1'-HIGH FOR RESIDENTIAL LOTS AND 2'-HIGHER FOR COMMERCIAL LOTS.
6. ALL SEWER CONNECTIONS ARE 4" .
7. ALL WATER MAIN LINES ARE TO BE 8" P.C. C900 DR-14.
8. ALL SEWER MAIN LINES ARE TO BE 8" P.C. SD-35.
9. SEE PLAN AND PROFILE SHEETS FOR SEWER ELEVATIONS.

LEGEND

[illegible]

DATE	12/11/14
BY	WJ
CHECKED	WJ
APPROVED	WJ
SCALE	1"=50'

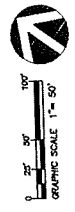
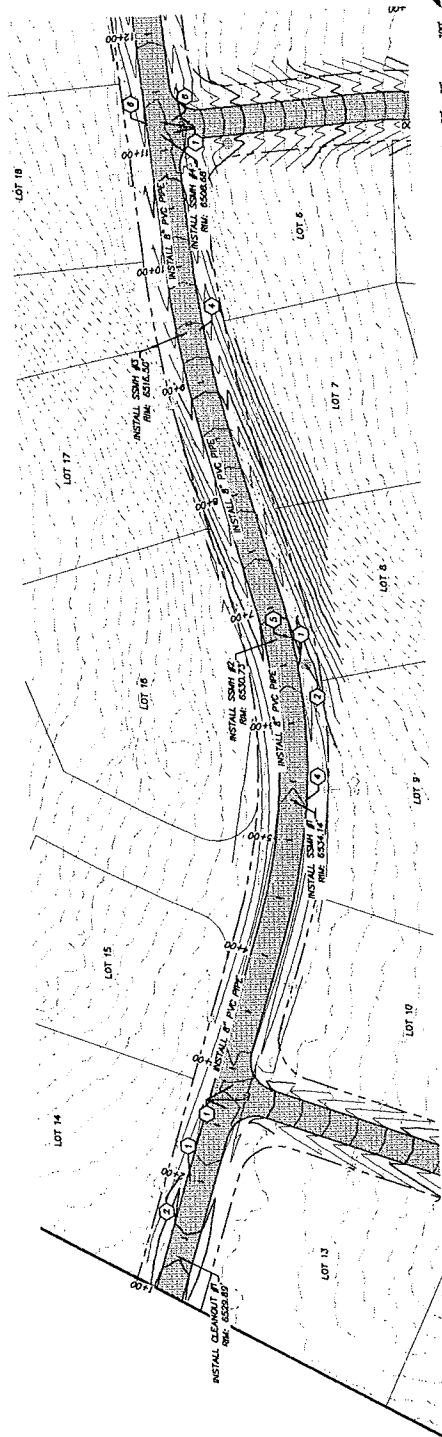
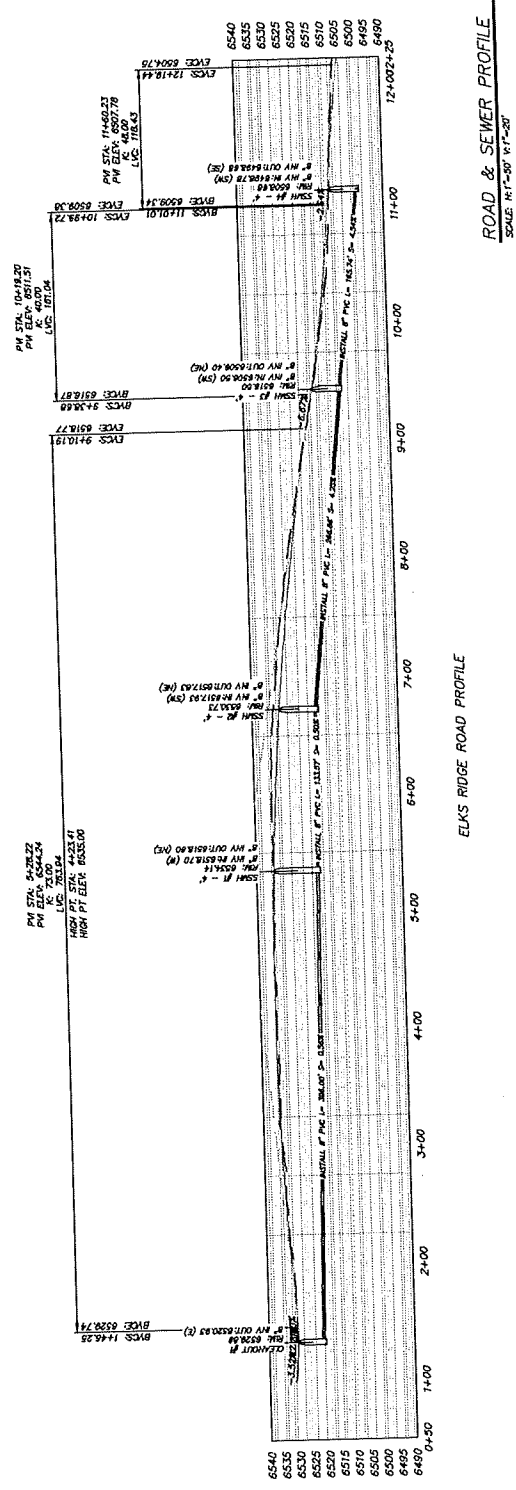


PLAN AND PROFILE ELKS RIDGE ROAD

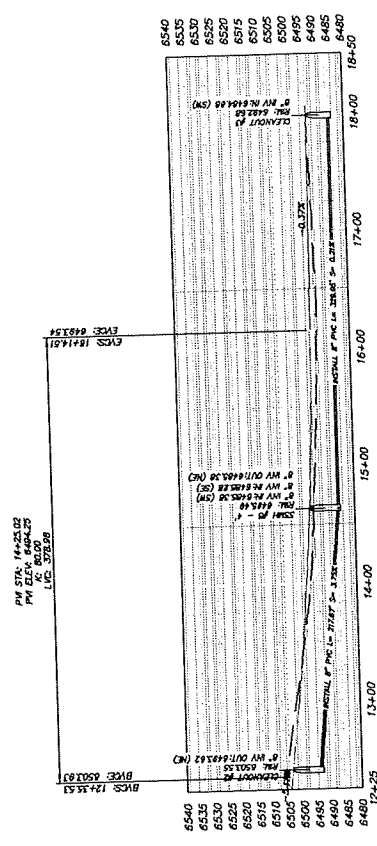
CRYSTAL VIEW ESTATES
GARDEN CITY, UTAH

PROJECT NO.	12345
DATE	12/11/14
BY	WJ
CHECKED	WJ
APPROVED	WJ
SCALE	1"=50'

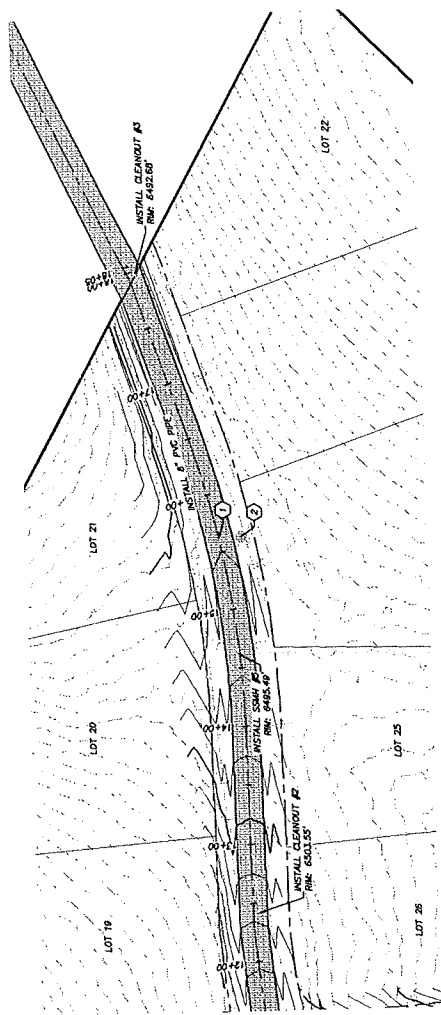
C-3.0



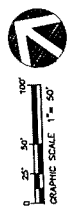
- PLAN NOTES**
1. INSTALL WATER VALVE. SEE SHEET C-3.0 / DETAIL 3 AND 4.
 2. INSTALL FIRE HYDRANT. SEE SHEET C-3.0 / DETAIL 11.
 3. INSTALL 45° PVC ELBOW.
 4. INSTALL 22.5° PVC ELBOW.
 5. INSTALL 11.25° PVC ELBOW.
 6. INSTALL PVC TEE.

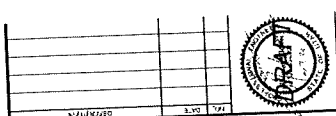


ROAD & SEWER PROFILE



- PLAN NOTES
- ① INSTALL WATER VALVE. SEE SHEET C-5.0/ DETAIL 3 AND 4.
 - ② INSTALL FINE HYDRANT. SEE SHEET C-4.0/ DETAIL 11.
 - ③ INSTALL 45° PVC ELBOW.
 - ④ INSTALL 22.5° PVC ELBOW.
 - ⑤ INSTALL 11.25° PVC ELBOW.
 - ⑥ INSTALL PVC Tee.



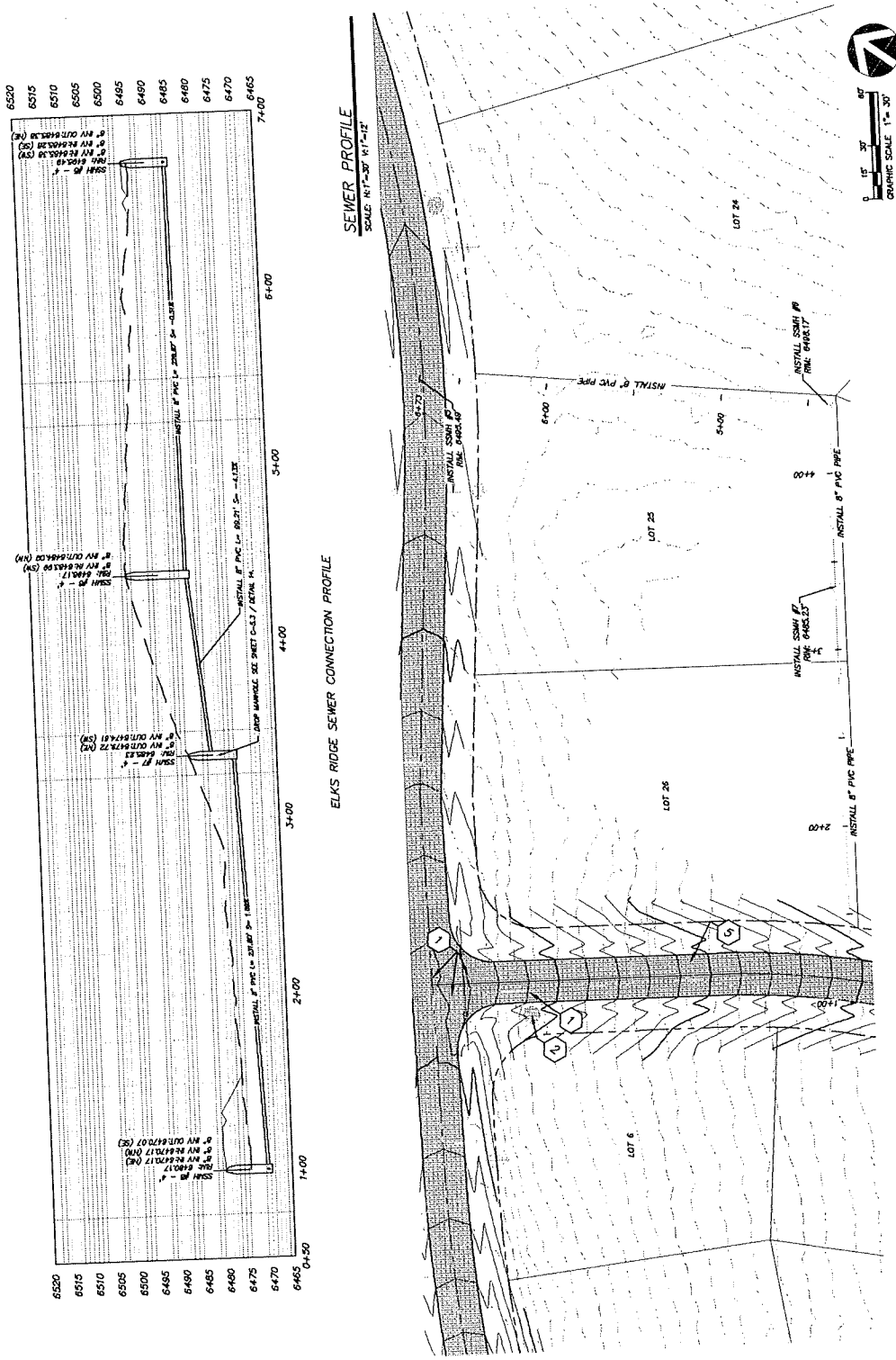


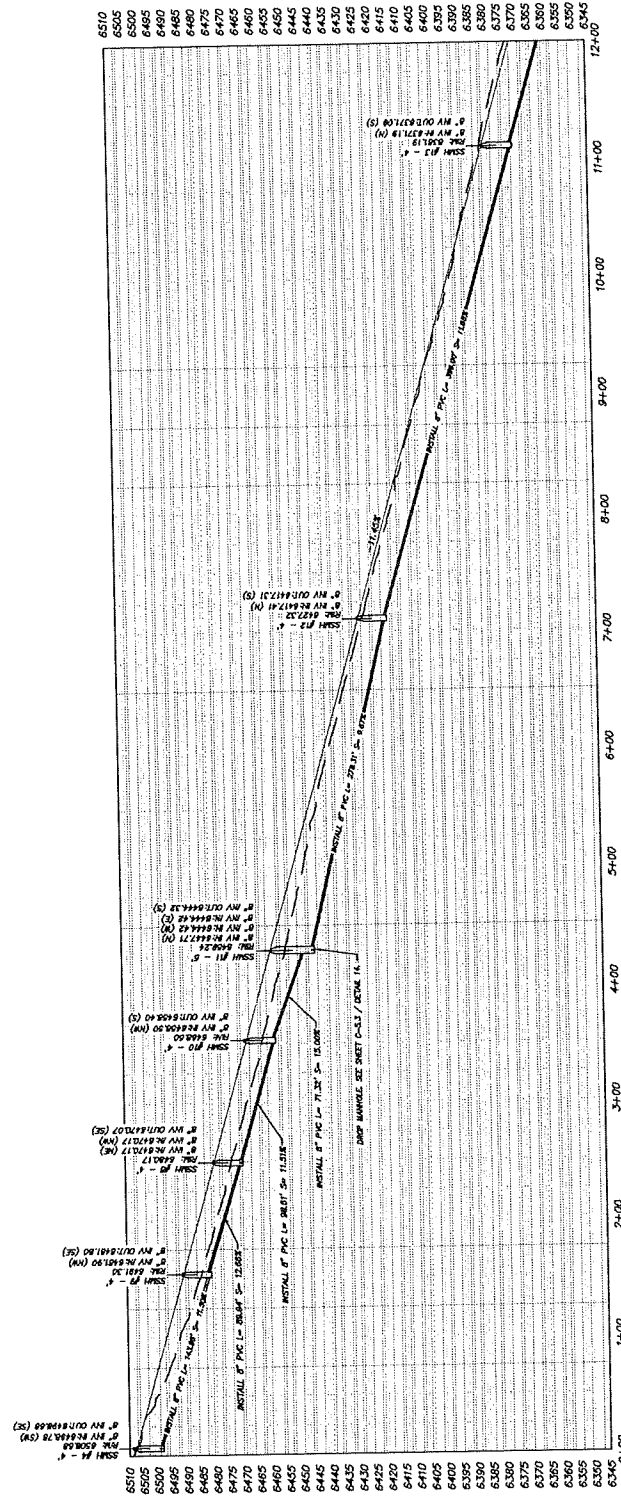
CRYSTAL VIEW ESTATES
GARDEN CITY, UTAH
ELKS RIDGE CONNECTION
PLAN AND PROFILE

1"=10' HORIZONTAL
1"=10' VERTICAL

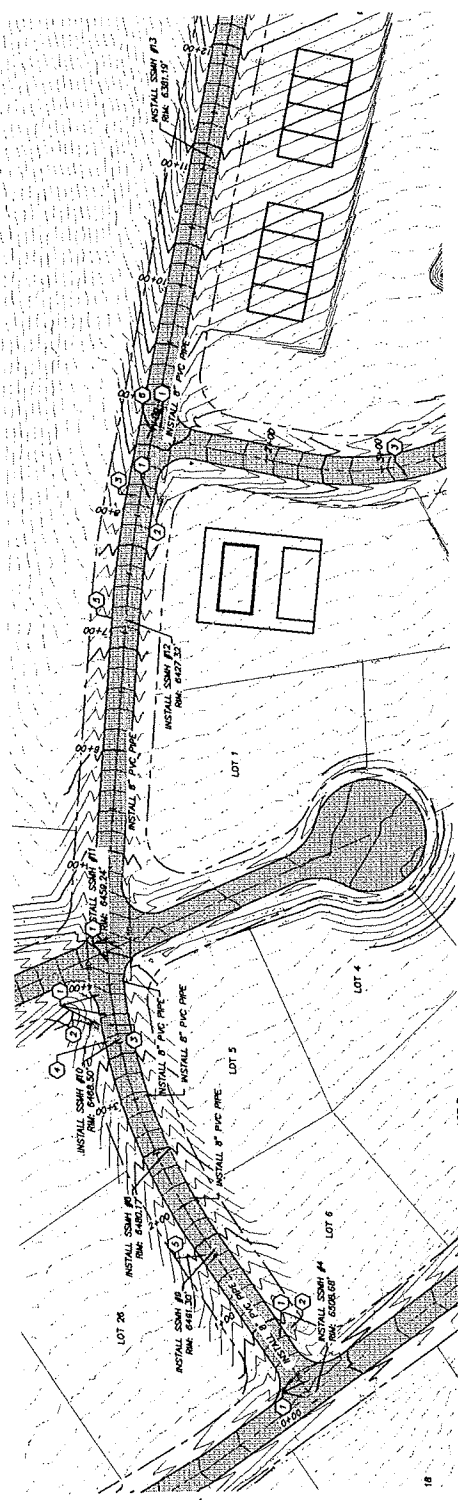
PROJECT	CRYSTAL VIEW ESTATES
DATE	10/15/2024
SCALE	1"=10'
DESIGNED BY	DAVID R. SMITH
CHECKED BY	DAVID R. SMITH
APPROVED BY	DAVID R. SMITH
CLIENT	CRYSTAL VIEW ESTATES
LOCATION	GARDEN CITY, UTAH
PROJECT NO.	2024-001
SHEET NO.	1 OF 1

C-3.2



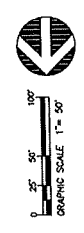


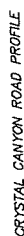
ROAD & SEWER PROFILE
SCALE: H.T. = 1" = 20' V.T. = 1" = 5'



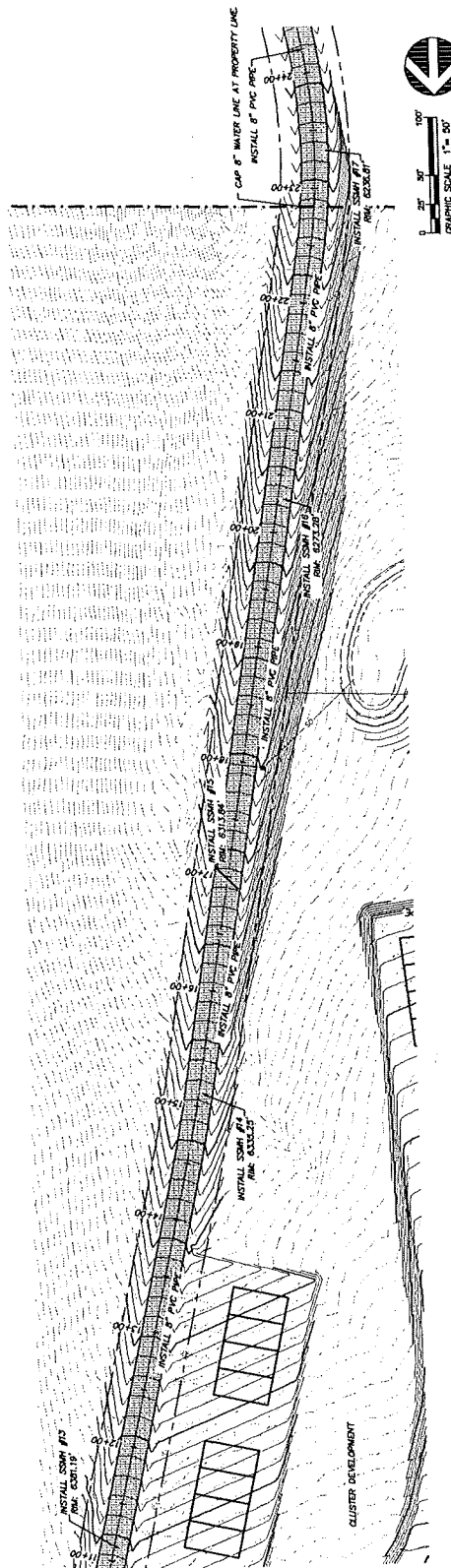
PLAN NOTES

1. INSTALL WATER VALVE, SEE SHEET C-5.0/ DETAIL 3 AND 4.
2. INSTALL FIRE HYDRANT, SEE SHEET C-5.0/ DETAIL 11.
3. INSTALL 48\"/>





ROAD & SEWER PROFILE
SCALE: H:1"=50' V:1"=20'



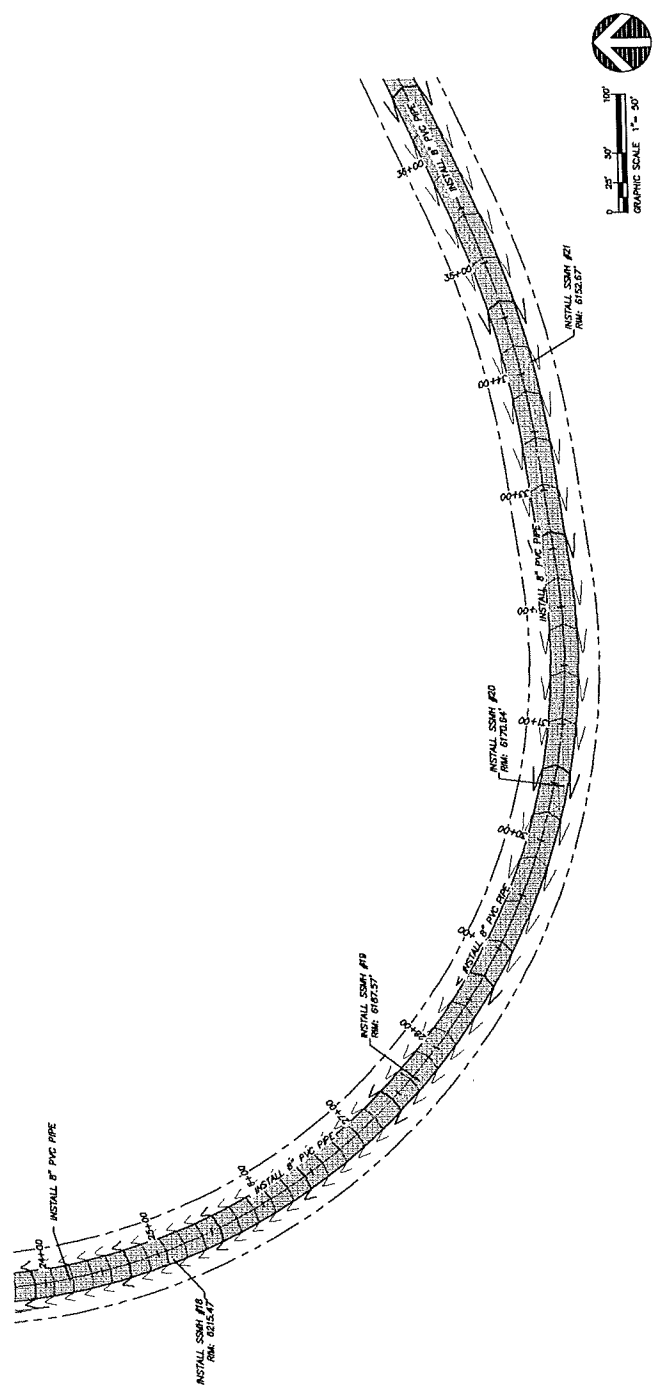
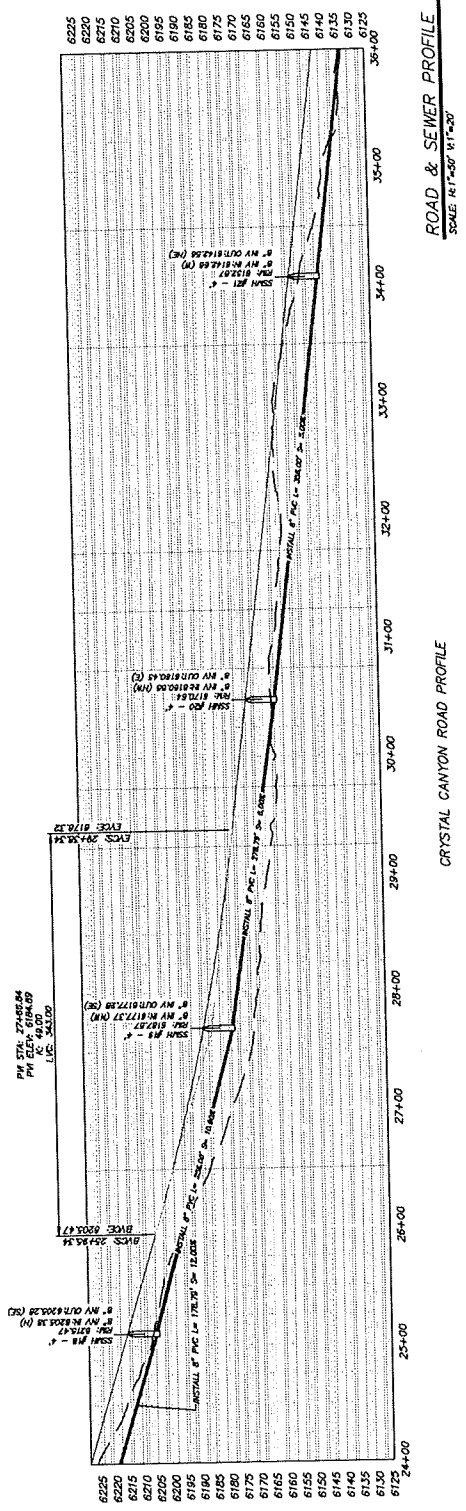
GRAPHIC SCALE 1" = 50'

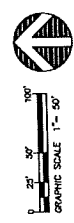
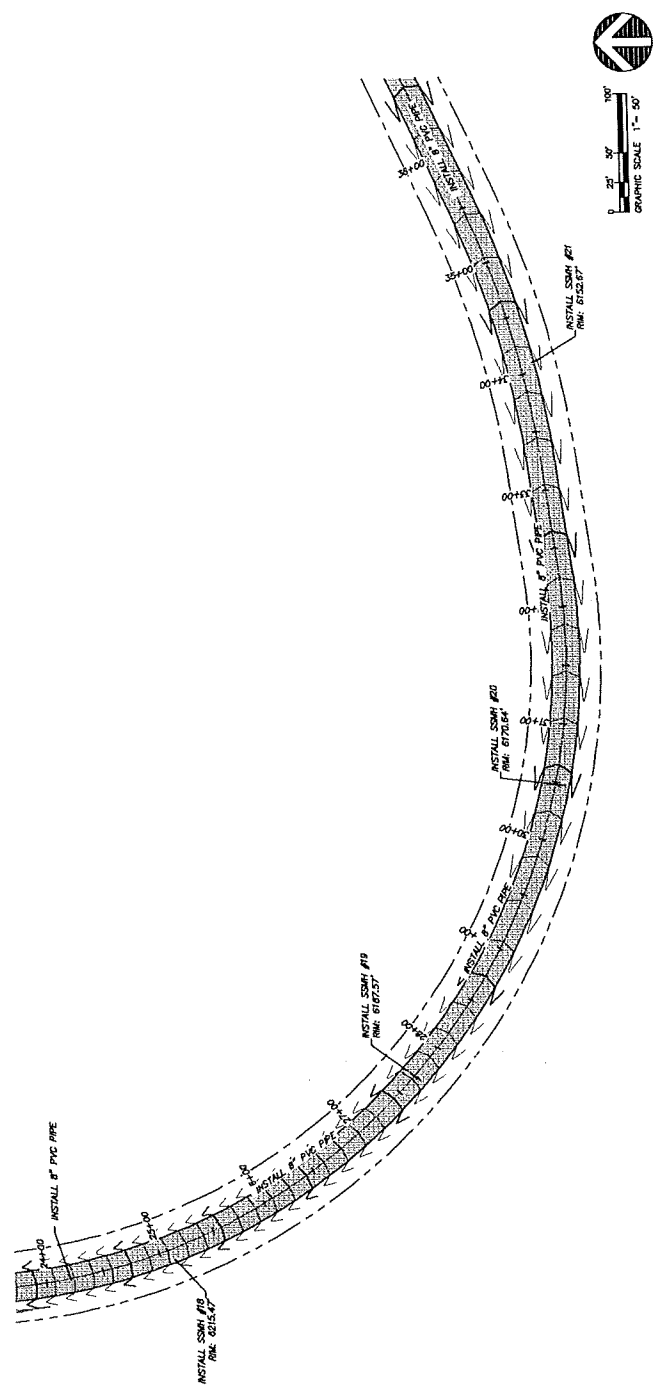
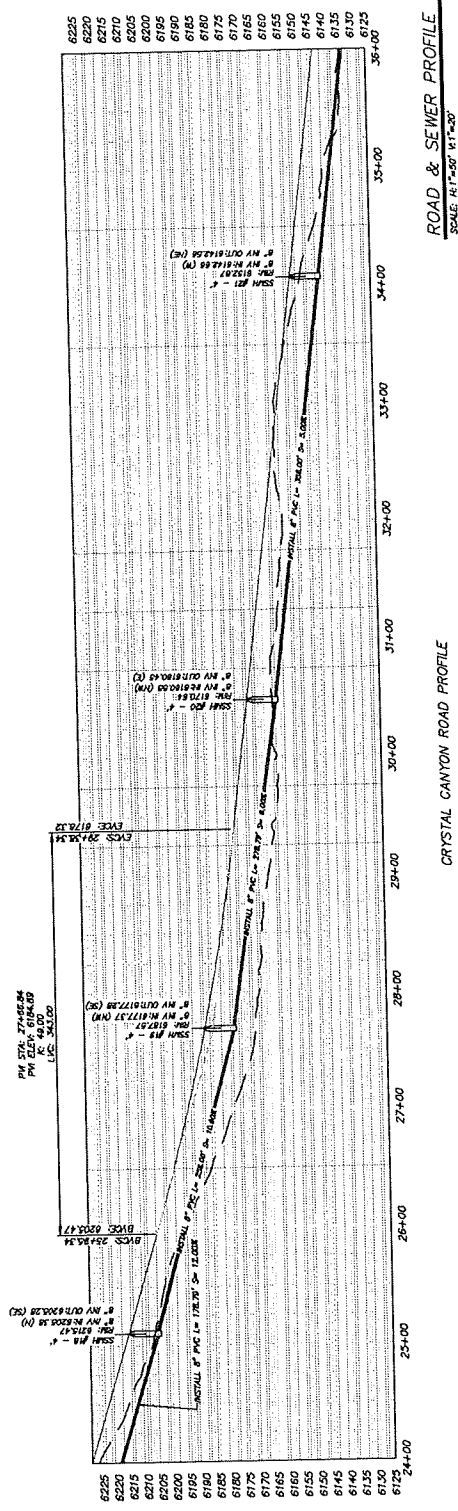
DATE	2014.06.24
BY	W. J. HARRIS
CHECKED	W. J. HARRIS
IN CHARGE	W. J. HARRIS
PROJECT	CRYSTAL VIEW ESTATES
LOCATION	GARDEN CITY, UTAH
DESCRIPTION	CRYSTAL CANYON ROAD
PLAN	PLAN AND PROFILE
SECTION	SECTION
SCALE	1" = 40'
DATE	2014.06.24
BY	W. J. HARRIS
CHECKED	W. J. HARRIS
IN CHARGE	W. J. HARRIS
PROJECT	CRYSTAL VIEW ESTATES
LOCATION	GARDEN CITY, UTAH
DESCRIPTION	CRYSTAL CANYON ROAD
PLAN	PLAN AND PROFILE
SECTION	SECTION
SCALE	1" = 40'

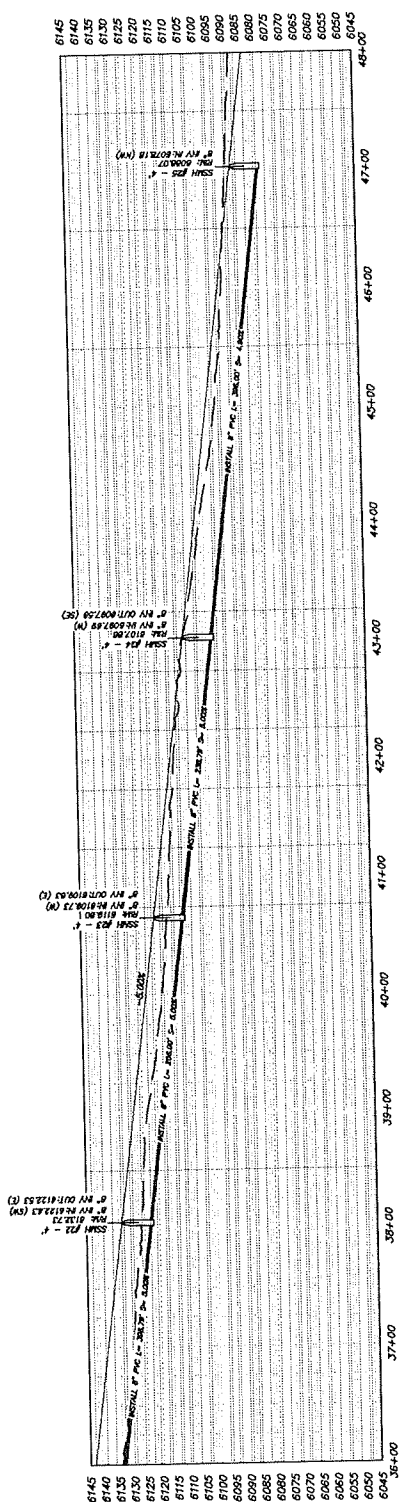
CRYSTAL VIEW ESTATES
GARDEN CITY, UTAH
CRYSTAL CANYON ROAD
PLAN AND PROFILE

DATE	2014.06.24
BY	W. J. HARRIS
CHECKED	W. J. HARRIS
IN CHARGE	W. J. HARRIS
PROJECT	CRYSTAL VIEW ESTATES
LOCATION	GARDEN CITY, UTAH
DESCRIPTION	CRYSTAL CANYON ROAD
PLAN	PLAN AND PROFILE
SECTION	SECTION
SCALE	1" = 40'
DATE	2014.06.24
BY	W. J. HARRIS
CHECKED	W. J. HARRIS
IN CHARGE	W. J. HARRIS
PROJECT	CRYSTAL VIEW ESTATES
LOCATION	GARDEN CITY, UTAH
DESCRIPTION	CRYSTAL CANYON ROAD
PLAN	PLAN AND PROFILE
SECTION	SECTION
SCALE	1" = 40'

C-3.5

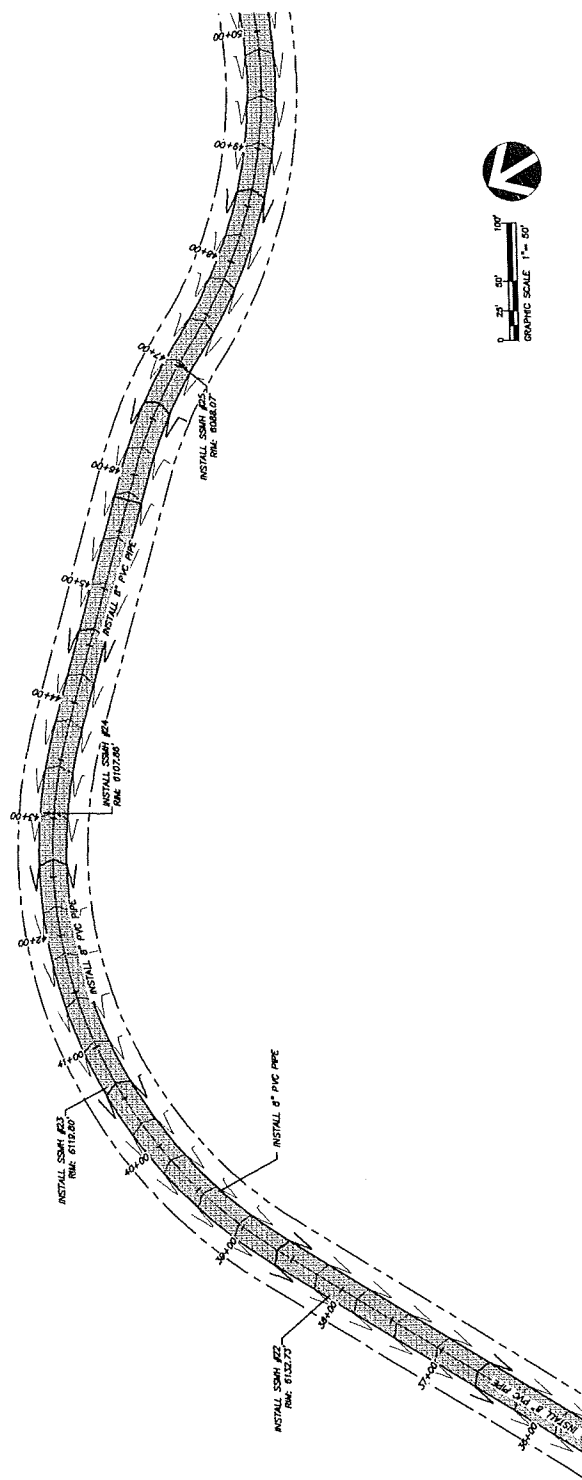






ROAD & SEWER PROFILE
SCALE: H:1"=50' V:1"=20'

CRYSTAL CANYON ROAD PROFILE



GRAPHIC SCALE 1" = 50'

DATE	2024
BY	XXX
CHECKED	XXX
APPROVED	XXX
SCALE	1"=50'



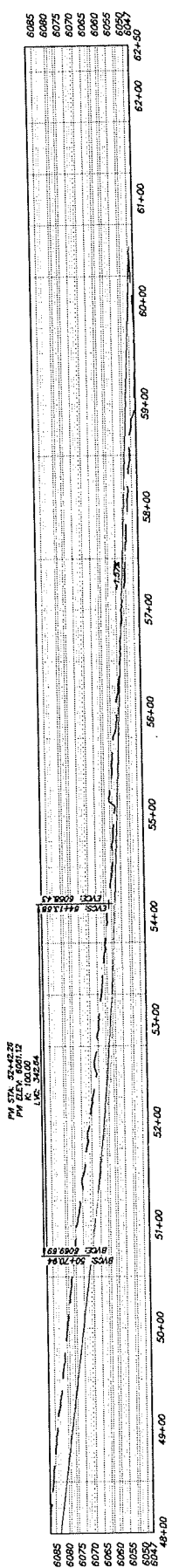
CRYSTAL VIEW ESTATES GARDEN CITY, UTAH PLAN AND PROFILE CRYSTAL CANYON ROAD

1-103 (202) (8/17/24)



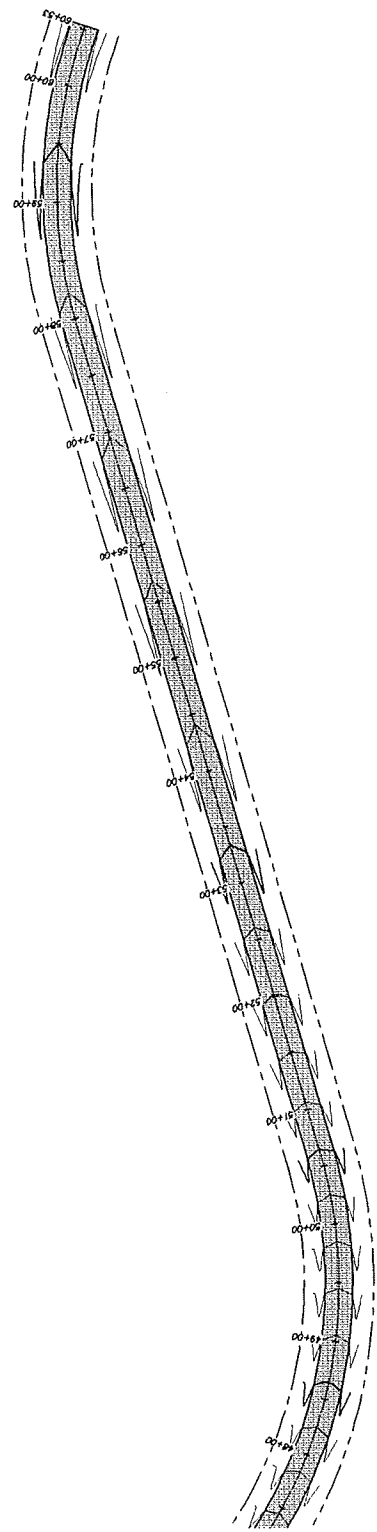
Crystal View Estates
Garden City, Utah
801-455-1127
www.crystalviewestates.com
Cristina M. Henderson
Professional Engineer
No. 12345
Expires 12/31/2025

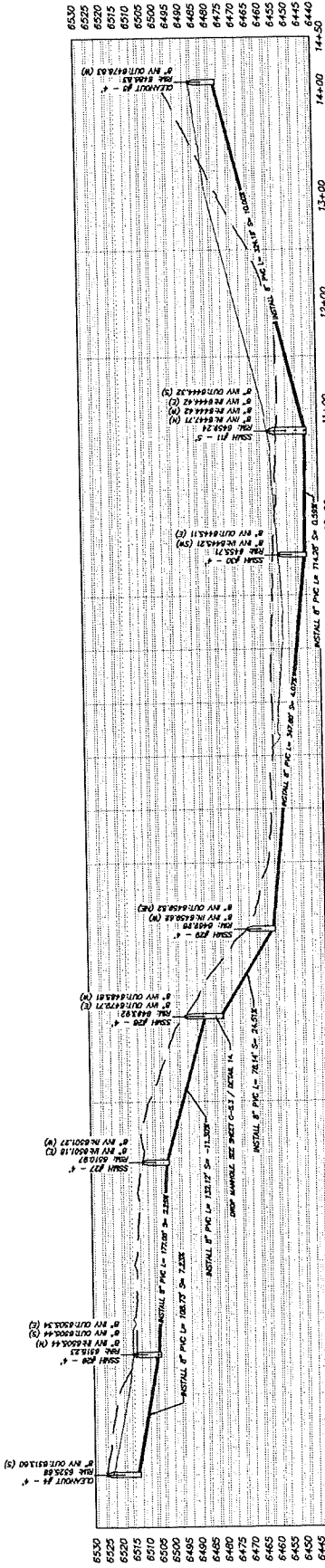
C-3.8



CRYSTAL CANYON ROAD PROFILE

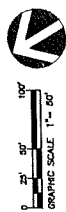
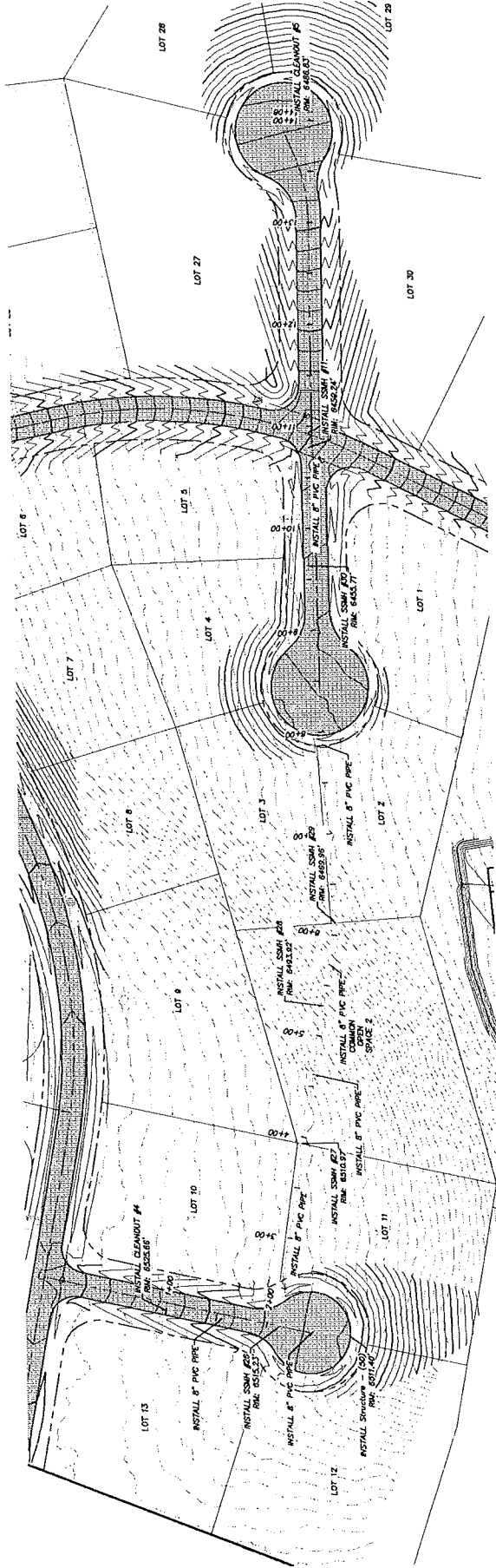
ROAD & SEWER PROFILE
SCALE: H=1"=50' V=1"=20'





CUL-DE-SAC SEWER PROFILE

ROAD & SEWER PROFILE
SCALE: H.T. = 50' V.T. = 20'

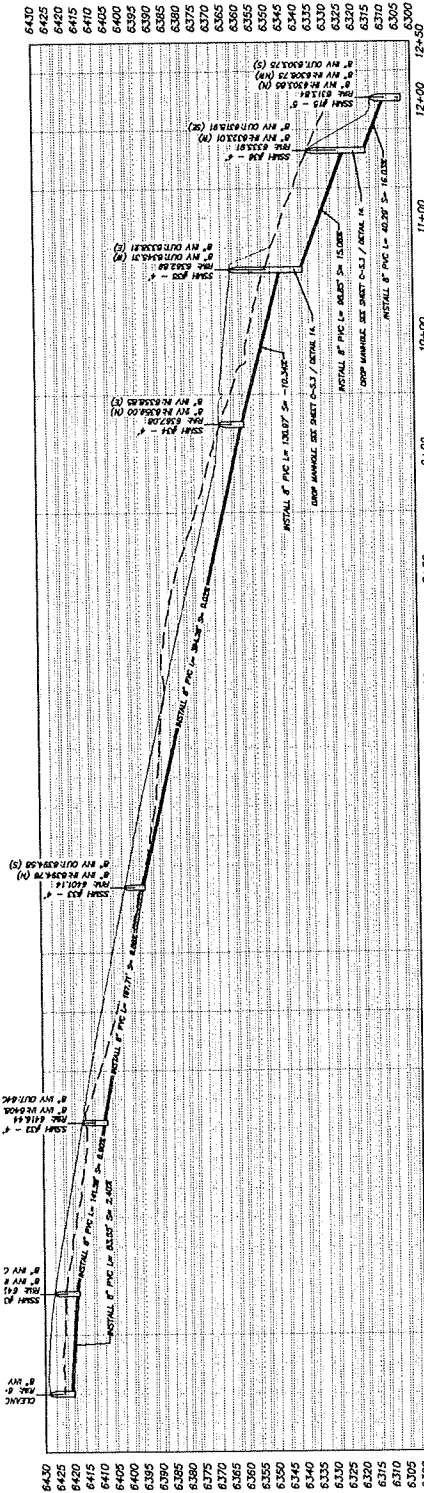


PLAN AND PROFILE CUL DE SAC SEWER

CRYSTAL VIEW ESTATES
 GARDEN CITY, UTAH

OWNER	CRYSTAL VIEW ESTATES
DESIGNER	J. L. HARRIS & ASSOCIATES
CHECKED BY	J. L. HARRIS
DATE	05/11/2011
PROJECT	CUL DE SAC SEWER
SHEET	C-3.9

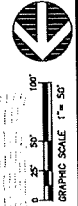
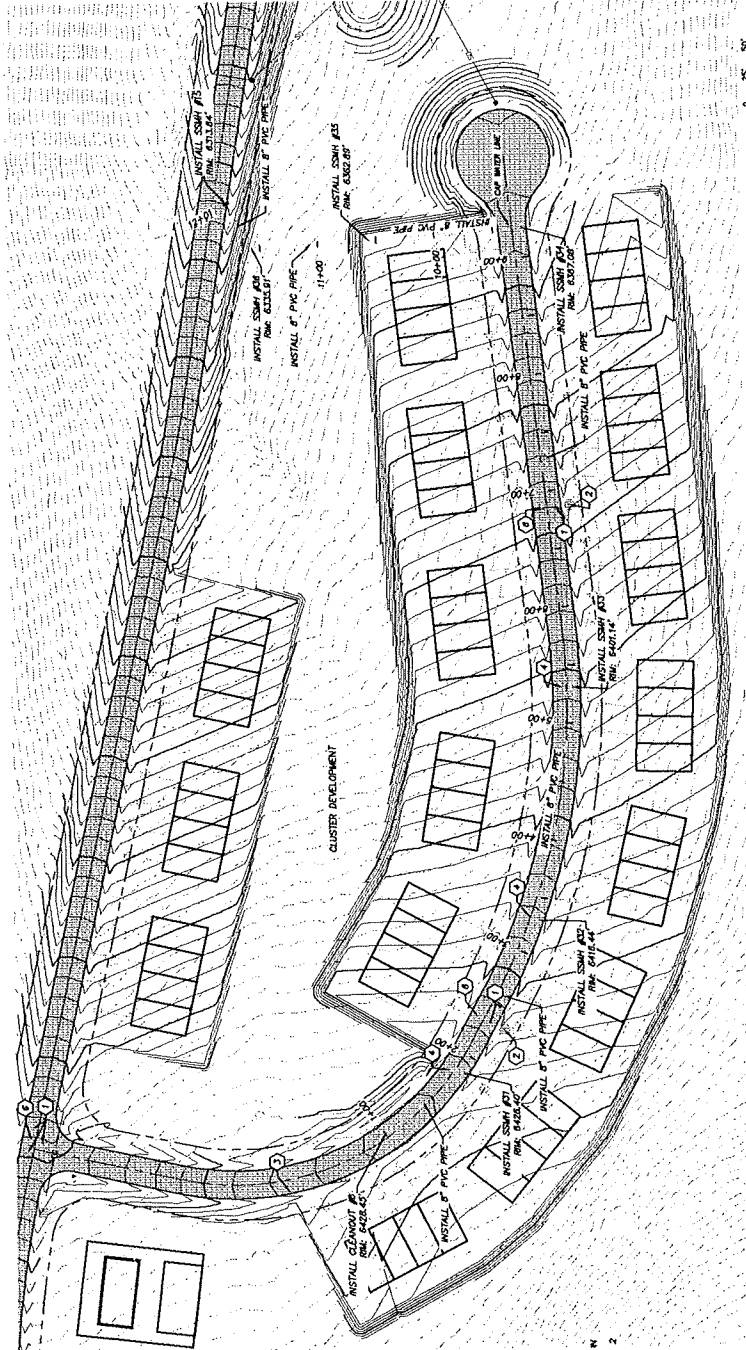
C-3.9

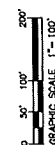


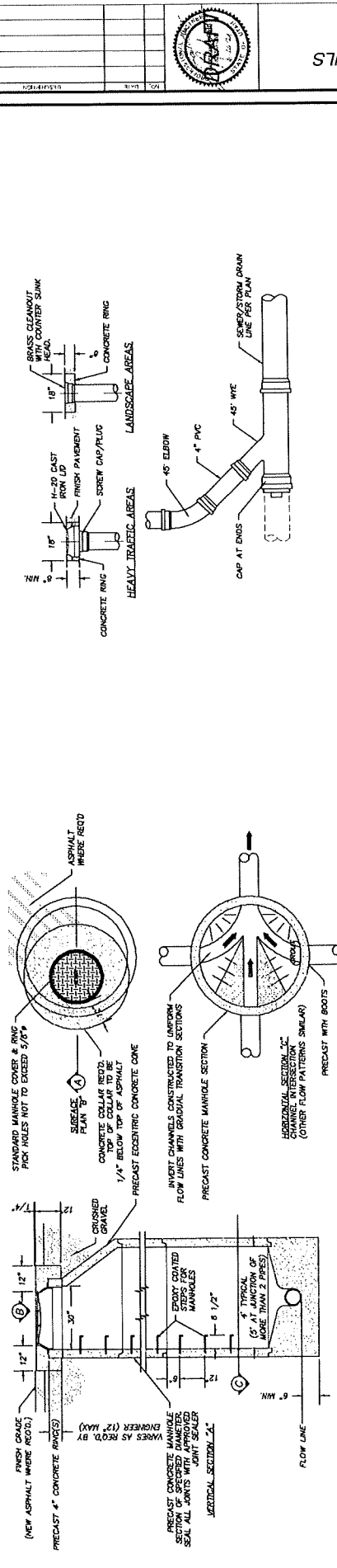
CANYON CREST CIRCLE SEWER PROFILE
 SCALE: H_T = 50' V_T = 20'

PLAN NOTES

1. INSTALL WATER VALVE. SEE SHEET C-3.0 / DETAIL 3 AND 4.
2. INSTALL FIRE HYDRANT. SEE SHEET C-3.0 / DETAIL 11.
3. INSTALL 45° PVC ELBOW.
4. INSTALL 22.5° PVC ELBOW.
5. INSTALL 11.25° PVC ELBOW.
6. INSTALL PVC TEE.

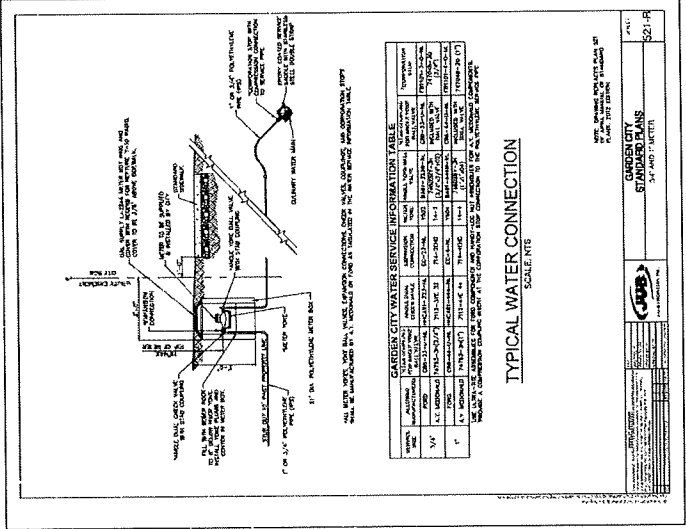




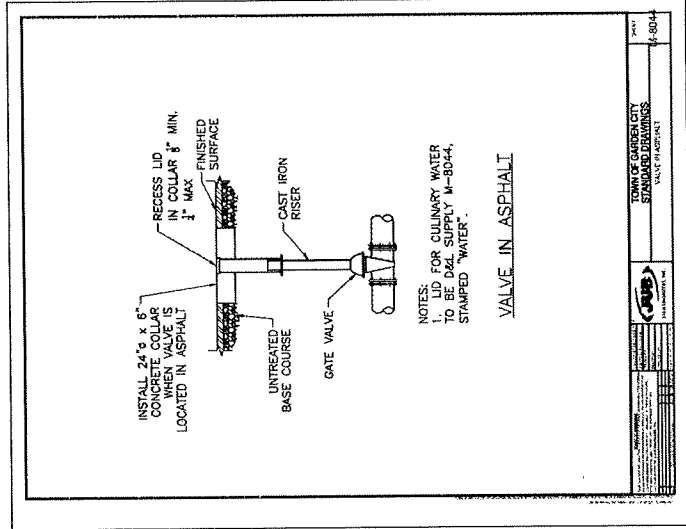


1 SEWER MANHOLE
SCALE: NTS

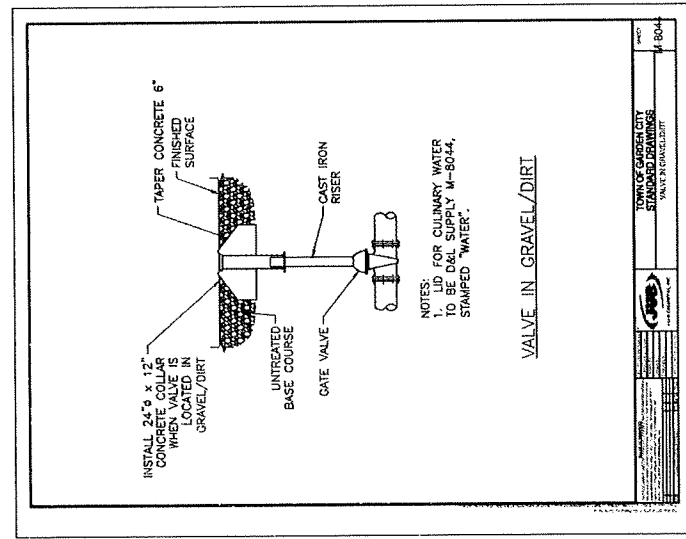
2 SEWER CLEANOUT
SCALE: NTS



5 TYPICAL WATER CONNECTION
SCALE: NTS

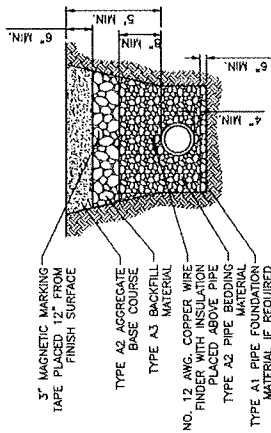


4 VALVE (IN ASPHALT)
SCALE: NTS



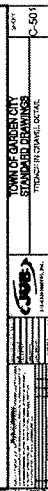
3 VALVE (IN GRAVEL OR DIRT)
SCALE: NTS

- NOTES:
1. THE TRENCH SECTION SHOWN BELOW IS BASED ON THE 2012 EDITION OF THE AASHTO MANUAL OF STANDARD PRACTICES, 2012 EDITION.
 2. REFER TO SHEET 381-R (4) FOR AGGREGATE TYPES.



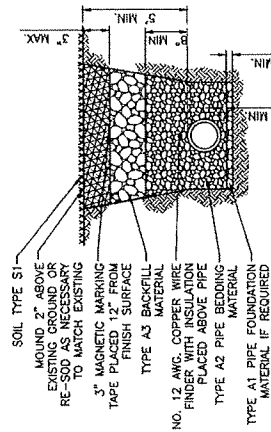
INSTALL TRACER WIRE AND MARKING TAPE ON CULINARY LINES ONLY.
BACKFILL TO BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D1557 IN ROADWAYS AND 93% IN LANDSCAPED AREAS.

GRAVEL TRENCH SECTION
SCALE: 3/8" = 1'-0"



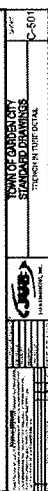
6 GRAVEL TRENCH SECTION
SCALE: 3/8" = 1'

- NOTES:
1. THE TRENCH SECTION SHOWN BELOW IS BASED ON THE 2012 EDITION OF THE AASHTO MANUAL OF STANDARD PRACTICES, 2012 EDITION.
 2. REFER TO SHEET 381-R (4) FOR AGGREGATE TYPES.



INSTALL TRACER WIRE AND MARKING TAPE ON CULINARY LINES ONLY.
BACKFILL TO BE COMPACTED TO 95% MODIFIED PROCTOR PER ASTM D1557 IN ROADWAYS AND 93% IN LANDSCAPED AREAS.

TURF TRENCH SECTION
SCALE: 3/8" = 1'-0"

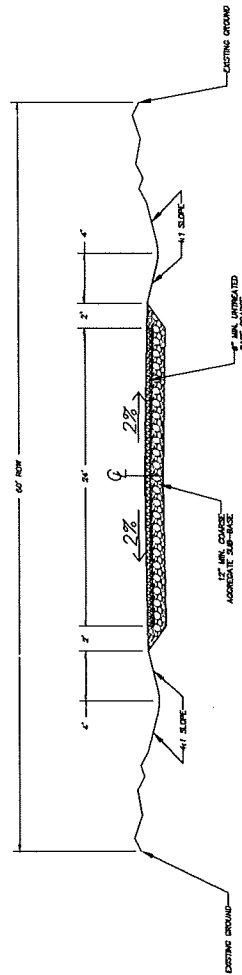


7 TURF TRENCH SECTION
SCALE: 3/8" = 1'

- A. SOIL TYPE S1: EXCAVATED AND RE-USED MATERIAL GRADED FREE OF LUMPS OR ROCKS LARGER THAN 6 INCHES AND DEBRIS.
- B. AGGREGATE TYPE A1: NATURAL STONE OR CRUSHED ROCK, FREE OF CLAY, SHALE, ORGANIC MATTER, GRADED IN ACCORDANCE WITH ANSI/ASTM C136, ASTM D2487 GROUP SYMBOL GM 60; TO THE FOLLOWING LIMITS:
MINIMUM SIZE: 1 INCH
MAXIMUM SIZE: 2 INCH
AGGREGATE TYPES:
- USE FOR PIPE FOUNDATION MATERIAL IF REQUIRED.
- C. AGGREGATE TYPE A2: FREE OF SHALE, CLAY, FRABLE MATERIAL AND DEBRIS; GRADED IN ACCORDANCE WITH ANSI/ASTM C136, ASTM D2487 GROUP SYMBOL GM 60; TO THE FOLLOWING LIMITS: (ALTERNATIVE GRADATIONS WILL BE CONSIDERED)
- | SEAL SIZE | PERCENT PASSING |
|-----------|-----------------|
| 1 INCH | 100 |
| 3/4 INCH | 95 |
| 1/2 INCH | 70 TO 100 |
| NO. 4 | 41 TO 88 |
| NO. 16 | 21 TO 41 |
| NO. 40 | 10 TO 27 |
| NO. 200 | 5 |
- USE FOR PIPE BEDDING MATERIAL
- D. AGGREGATE TYPE A3: DURABLE MATERIAL, FREE OF SHALE, CLAY, ORGANIC MATTER, FRABLE MATERIAL AND DEBRIS MEETING THE FOLLOWING LIMITS: (ALTERNATIVE GRADATIONS WILL BE CONSIDERED)
- | SEAL SIZE | PERCENT PASSING |
|-----------|-----------------|
| 6 INCHES | 100 |
| 4 INCHES | 98 TO 100 |
| 3 INCHES | 95 TO 100 |
| 2 INCHES | 75 TO 100 |
| 1 INCH | 40 TO 80 |
| NO. 4 | 25 TO 60 |
| NO. 200 | 5 TO 12 |
- USE FOR THE IMPORT STRUCTURE BACKFILL, GRANULAR TRENCH BACKFILL, SITE FILL MATERIAL, AND WHERE SHOWN ON THE DRAWINGS.



8 NOTES
SCALE: NTS

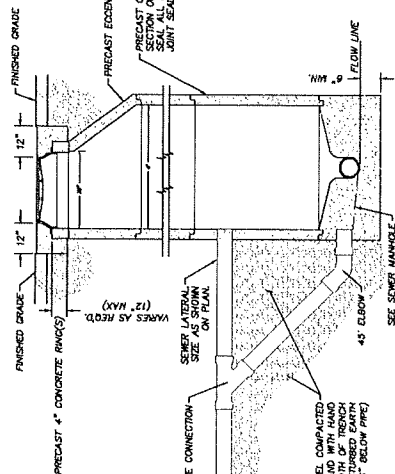


9 ROAD SECTION
SCALE: 1" = 5'

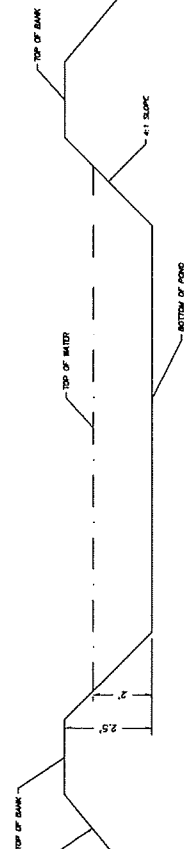


CRISTIANE J. JENSEN
REGISTERED PROFESSIONAL ENGINEER
NO. 100000000
EXPIRATION DATE: 12/31/2024
DATE: 01/01/2024
PROJECT: CRYSTAL VIEW ESTATES
SHEET: C-5.1

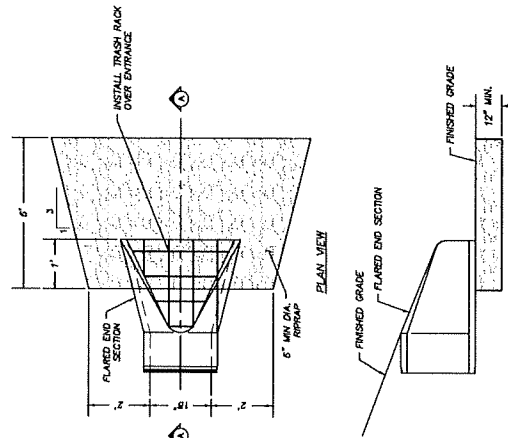




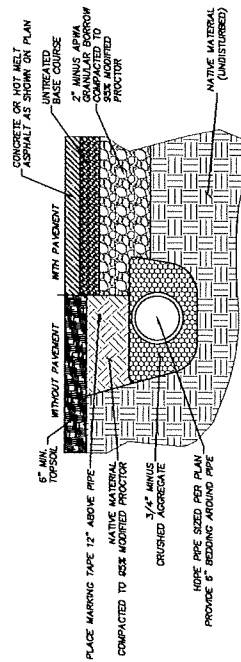
15 STORM DRAIN POND CROSS SECTION
SCALE: NTS



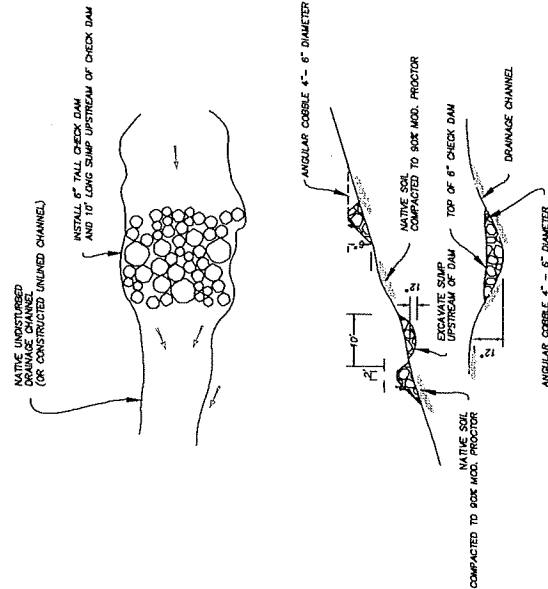
15 STORM DRAIN POND CROSS SECTION
SCALE: NTS



17 FLARED END SECTION
SCALE: NTS



16 STORM DRAIN PIPE SECTION
SCALE: NTS



18 ROCK CHECK DAM
SCALE: NTS