

Mayor
Kenneth Romney

City Council
James Ahlstrom
Dell Butterfield
Kelly Enquist
Jenn Nielsen
Mark Preece

WEST BOUNTIFUL CITY

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City Administrator
Duane Huffman

City Recorder
Remington Whiting

City Engineer
Kris Nilsen

Public Works Director
Steve Maughan

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A WORK SESSION AT 6:30 PM AND A REGULAR MEETING AT 7:30 PM ON TUESDAY, AUGUST 19TH, 2025, AT THE CITY OFFICES

AGENDA

6:30 pm – Work Session – Presentation by Utah Department of Transportation on the I-15: Farmington to Salt Lake Project.

7:30 pm – Regular Meeting

Invocation/Thought – Jenn Nielsen; Pledge of Allegiance – Dell Butterfield

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Ordinance 504-25 – An Ordinance Creating a Planned Unit Development Overlay for 21.14 Acres of Real Property Located Within the City at Approximately 1550 West 400 North.
4. Resolution 576-25 – A Resolution Adopting an Investment Policy Statement.
5. Monthly Financial Report.
6. Meeting Minutes from June August 5th and August 14th, 2025.
7. Staff Reports–Police, Public Works, Engineering, Admin & Community Development.
8. Mayor/Council Reports.
9. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
10. Adjourn.

The above agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCityut.gov), posted at city hall, and emailed to the Mayor and City Council on August 15th, 2025.

MEMORANDUM



TO: City Council

DATE: August 15, 2025

FROM: Staff

RE: **Belmont Farms 2A/2B PUD – Ivory Homes – Ordinance 504-25**

This memo introduces for consideration a final ordinance/development agreement for a proposed planned unit development (PUD) overlay requested by Ivory Homes for Belmont Farms phases 2A/2B.

The planning commission held a public hearing on the application on May 13th, and following their discussion, forwarded a positive recommendation with conditions to the city council. The city council discussed the application at regular city council meeting on May 20th.

Staff used the direction from the May 20th meeting to work with the developer on a final development agreement.

Summary and Background

A Planned Unit Development (PUD) is an overlay zone intended to allow creative development and community benefits such as “usable open space, higher quality development, diverse housing types, or enhanced rural character.” Because it is an overlay zone, it is granted at the discretion of the city council following a recommendation of the planning commission.

West Bountiful Municipal Code (WBMC) 17.68 outlines the process for review and adoption of a PUD overlay. If a PUD overlay is granted, a developer must still apply for and follow the subdivision process, using the base zone and any terms granted in the PUD.

In 2022, Ivory Homes was granted approval for Belmont Farms, a 6-lot subdivision at the west end of 400 N between 1450 W and the Rocky Mountain Power corridor. This was a traditional subdivision that met the requirements of the A-1 zone. Ivory Homes owns an additional 110 acres west of the power corridor.

On Thursday, May 1st, 2025, Ivory Homes applied for a PUD overlay for 21.14 acres for Belmont Farms 2A and 2B. This PUD would allow for 19 lots, with no request for bonus density.

Analysis

As the granting of a PUD is a legislative act, the primary analysis should be whether benefits to the community warrant the flexibility requested.

Proposed Community Benefits

Ivory's application for this PUD places heavy emphasis on the community benefit of rural character and theme. Other benefits include quality architecture, upgraded building materials, 1.25 acres of open space, and an entrance feature. The following subsections review these benefits in context of WBMC 17.68. The attached development agreement is intended to document and enforce these elements.

- A. Ivory Homes asserts that their proposed PUD will benefit the community by preserving and enhancing the rural character of the area through thoughtful design and architectural elements. They emphasize the use of upgraded, high-quality exterior materials such as brick, stone, and composite wood products, specifically excluding vinyl siding to support the rural aesthetic. Their application outlines several specific features intended to achieve this goal:
 - Installation of a 4-foot white split-rail fence along an equestrian trail to reinforce a traditional rural feel.
 - Street tree planting located behind the sidewalk to create a uniform tree canopy and help establish a distinct sense of place for each street.
 - Use of a rural road cross-section that includes ribbon curbs and landscaped drainage swales, contributing to the overall rural design theme. The final design as shown in Exhibit D includes 6' drainage swell, 2.5' concrete ribbon curb, and 25' asphalt.
- B. Streets and Connectivity: The application includes plans for improved vehicular and pedestrian connectivity. The proposed layout provides access to 400 North and anticipates a future roadway connection northward to 1200 North for street connectivity. The final draft includes a 4' sidewalk on both sides of the road. The developer will install a 66-foot wide road built to city standards and specifications and include sub road base, road base, asphalt, curb and gutter, sewer, storm drain, and water line from 1200 North to the north property line of Belmont Farms Phase 2B at no cost to the city. The agreement implies that the city is providing the land for this road at no cost to the developer.
- C. Parking and Garages: The proposed PUD emphasizes enhanced curb appeal and visual consistency by requiring courtyard-style garages, including painted doors and windows. These design choices are intended to reduce the visual prominence of garages and contribute to neighborhood beautification. RV parking is permitted but must be located behind the front plane of the home to minimize visibility from the street. Additionally,

each home will include a driveway sized to accommodate at least two vehicles, helping to minimize the need for on-street parking.

D. Recreational Amenities Provided: Theno developer will provide no less than 1.25 acres of open space, as depicted in the Concept Plan (Exhibit B). The open space will be maintained by the homeowner's association. It is likely that at least 0.8 acres of this open space will be a parcel landscaped as a detention basin.

Design Flexibility

According to the agreement, Ivory Homes will have the following design flexibility:

- A. Lot Sizes. The overall lot sizes of the Project will average 0.89 units per acre. The project will not exceed 19 residential lots, none of which shall be less than 0.59, with an average density of 1.11 units per acre.
- B. Roadway Cross Section. WBMC 16.12.040 and the city's "Minimum Construction Standards" govern the width, pavements, and other elements associated with road cross sections in the city. The following is a summary of the differences requested:
 1. Width of pavement: For a 50' road, the city's pavement standard is 29'. The width for this project is 25'. For a 66' road, the city's standard is 45', and this project will be 41'.
 2. Curb: The city's standard is a 6" high back curb. This project will have a ribbon curb with a 6' drainage swell.
 3. Storm drainage. City standards include sections for a storm drainage system with collection boxes, cleanouts, pipes, etc. This design will meet city standards will the drainage swell replacing the function of curbing.
 4. Length of dead ends – This project allows the Developer to deviate from the City Code's minor terminal street (cul-de-sac) length restriction until Phase 2B is complete and the temporary turnaround in Phase 2A is removed.

Public Hearing and Planning Commission Recommendations

As a PUD Overlay is a legislative land use decision, a public hearing on the application was noticed and held at the May 13th planning commission meeting. The planning commission heard from seven residents, all of which expressed concerns or opposition to the proposals. The comments generally centered around:

- Truck traffic associated with the dirt hauling Ivory Homes has had to the property for several years, and the additional traffic that will come from the construction of this development.
- The need for an additional access to the property, with the intent to alleviate traffic on 400 N.
- The desire to maintain the minimum lot size of 1 acre as required in the A-1 zone.

The planning commission carefully considered the public comments, and discussed the proposed benefits of the PUD overlay. There was significant discussion about the access issued of the property. The commission also discussed in detail the need for the development agreement to bind the developer to the requested 19 lots (so that it doesn't expand in the future), and for no future portions of the land to be developed in a piecemeal fashion (Ivory Homes agreed that its future submission would include the remaining 90 acres). After about two and a half hours on this item, the planning commission made a positive recommendation with the following conditions:

1. The developer negotiate with the city council a very clear access agreement for phase 2B.
2. Concrete sidewalks be installed on both sides of all roads.
3. The development agreement clearly limit Phases 2A/2B to a maximum on 19 lots, with the smallest being at least 0.5 acres and the average being 0.89 acres.

Staff believes that the development agreement as drafted accomplishes these recommendations.

City Council Direction

A PUD overlay is ultimately a discretionary decision by the city council. Staff has worked with the developer to draft terms based on council direction as it was understood; however, it is up to the council to review the final agreement to ensure that the PUD Overlay is ultimately in the community's best interest.

WEST BOUNTIFUL CITY

ORDINANCE #504-25

AN ORDINANCE CREATING A PLANNED UNIT DEVELOPMENT OVERLAY FOR 21.14 ACRES OF REAL PROPERTY LOCATED WITHIN THE CITY AT APPROXIMATELY 1550 WEST 400 NORTH

WHEREAS, Chapter 17.68 of the West Bountiful Municipal Code (the “**Code**”) authorizes the City Council, in its discretion and as a legislative decision following a recommendation from the Planning Commission, to allow a parcel of property to be developed as a Planned Unit Development Overlay (“**PUD**”); and

WHEREAS, under appropriate circumstances a PUD may permit greater flexibility and design freedom than permitted under basic zoning regulations to accomplish a well-balanced, aesthetically satisfying development of building sites within a development; and

WHEREAS, a developer has requested approval of a PUD for approximately 21.14 acres of real property located at approximately 1550 West 400 North in West Bountiful, Utah, as more particularly described in the attached **Exhibit A** (the “**Property**”) in order to develop a subdivision known as Belmont Farms 2A and 2B; and

WHEREAS, the developer has requested design flexibility regarding the 1-acre lot requirement in the A-1 zone, the length of dead end roads within the development, and the city’s design standard for roads and storm drainage, and has requested no bonus density; and

WHEREAS, the developer is willing to develop certain community benefits that will maintain the rural character and theme that include the completion of an access road, a rural road design, quality architecture, upgraded building materials, 1.25 acres of open space, and an entrance feature; and

WHEREAS, the City and the developer are willing to memorialize terms of the PUD development in a Development Agreement attached as **Exhibit B**; and

WHEREAS, following the execution of the Development Agreement the subdivision will still be subject to approval in accordance with Titles 16 and 17 of the Code; and

WHEREAS, the West Bountiful Planning Commission, after a public hearing, has recommended approval of the PUD designation with certain design flexibility; and

WHEREAS, after considering the recommendation of the planning commission, the city council concludes that the features of the proposed PUD, taken as a whole, are preferable to a traditional subdivision approved in accordance with Titles 16 and 17 of the Code. This conclusion is based in part on a showing that the proposed PUD is in accordance with the purpose, spirit and intent of Chapter 17.68 of the Code and is not hazardous, harmful, offensive or otherwise adverse to the environment,

property values, the character of the neighborhood, or the health, safety and welfare of the community; and

WHEREAS, the city council concludes that approving a PUD with design flexibility on the Property promotes the public health, safety, and welfare and is in the best interest of the city and its residents and the general community.

NOW, THEREFORE BE IT ORDAINED by the City Council of West Bountiful that the Property may be developed as a PUD with design flexibility subject to all applicable laws and ordinances and in accordance with the Development Agreement attached as Exhibit B. The mayor is hereby authorized and directed to execute the Development Agreement on behalf of the city.

Adopted this 19th day of August 2025.

By:

Ken Romney, Mayor

Voting by the City Council:	<u>AYE</u>	<u>NAY</u>
Councilmember Ahlstrom	____	____
Councilmember Butterfield	____	____
Councilmember Enquist	____	____
Councilmember Nielsen	____	____
Councilmember Preece	____	____

ATTEST:

Remington Whiting, City Recorder

EXHIBIT A

Legal Description of the Property

PHASE 2A

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UTAH POWER AND LIGHT COMPANY, SAID POINT BEING N00°18'31"E 1315.75 FEET AND N90°00'00"W 523.85 FEET FROM THE CENTER OF SAID SECTION 23 AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S28°08'00"W 1455.67 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N13°13'11"W 309.48 FEET; THENCE N89°51'41"E 65.78 FEET; THENCE N00°08'19"W 66.00 FEET; THENCE N02°51'58"W 756.29 FEET; THENCE N89°51'41"E 232.96 FEET; THENCE N13°59'50"E 192.31 FEET; THENCE N00°08'19"W 186.34 FEET; THENCE S65°20'49"E 237.40 FEET; THENCE S61°52'00"E 50.08 FEET; THENCE S64°42'49"E 210.60 FEET TO SAID EASTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINS 11.12 ACRES IN AREA

ROTATE BEARINGS 0°20'02" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.

PHASE 2B

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UTAH POWER AND LIGHT COMPANY, SAID POINT BEING N00°18'31"E 1315.75 FEET AND N90°00'00"W 523.85 FEET FROM THE CENTER OF SAID SECTION 23 AND RUNNING THENCE N64°42'49"W 210.60 FEET; THENCE N61°52'00"W 50.08 FEET; THENCE N65°20'49"W 237.40 FEET; THENCE N00°08'19"W 287.18 FEET; THENCE S89°51'41"W 37.19 FEET; THENCE N00°08'19"W 261.68 FEET; THENCE N89°59'38"E 725.22 FEET; THENCE S05°17'44"E 273.38 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF UTAH POWER AND LIGHT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S28°08'00"W 554.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.02 ACRES IN AREA

ROTATE BEARINGS 0°20'02" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.

EXHIBIT B

Development Agreement

After recording, please send to:
West Bountiful City 550 North 800 West,
West Bountiful, Utah 84087

Affected Parcel No(s):060310035, 060310037.

BELMONT FARMS 2A AND 2B DEVELOPMENT AGREEMENT

This Development Agreement (this “Agreement”) is between West Bountiful City, a Utah municipal corporation (“City”), and Ivory Development, LLC, a Utah limited liability company (“Developer”). City and Developer are jointly referred to as the “Parties” and each may be referred to individually as “Party.”

RECITALS

WHEREAS, Developer owns approximately 21.24 acres of real property located within the City and identified as a portion of Davis County Assessor Parcel Numbers 060310035 and 060310037, as more particularly described in the attached **Exhibit A** (the “Property”); and

WHEREAS, the Property is subject to the land use authority of West Bountiful City and is located approximately at 400 North 1500 West; and

WHEREAS, the Property is currently zoned A-1, with a proposed future land-use designation of Planned Unit Development (PUD); and

WHEREAS, Developer desires to develop the Property as a project to be known as Belmont Farms Phases 2A and 2B (the “Project”) consistent with the concept plan attached as **Exhibit B** (the “Concept Plan”); and

WHEREAS, Developer has submitted, and City has reviewed, the PUD application package attached as **Exhibit C** (the “PUD Application”), including this Agreement, pursuant to the requirements of the City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements; and

WHEREAS, the City Council of the City of West Bountiful (the “City Council”), in reliance on the representations and depictions contained in the PUD Application, and acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and the West Bountiful Municipal Code (the “City Code”) and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this Agreement; and

WHEREAS, Developer and City acknowledge that the development and improvement of the Property pursuant to this Agreement provide certainty useful to Developer and to City in ongoing and future dealings and relations among the Parties pertaining to the development of the Project;

NOW THEREFORE, based on the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

TERMS

1. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

2. Enforceability. City and Developer represent that they have the legal authority to enter into and perform their respective obligations under this Agreement and that City has determined that this Agreement effectuates public purposes, objectives and benefits. The City's Applicable Law and this Agreement will govern City and Developer with respect to development of the Project. City's enactment of the ordinance approving this Agreement, and entering into this Agreement, are legislative acts allowed and authorized by Utah Code Ann. § 10-9a-101, *et seq.*, including specifically Utah Code Ann. § 10-9a-102(2).

3. Vested Rights and Reserved Legislative Powers.

- a. **Vested Rights.** Consistent with the terms and conditions of this Agreement, City agrees that Developer has the vested right to develop and construct the Project (including the uses, designs, and densities set forth in this Agreement) during the term of this Agreement, in accordance with: (i) the A-1 Zone designation as modified by the PUD overlay; (ii) the terms of this Agreement, including the PUD Application (**Exhibit C**); and (iii) Applicable Law (as defined below). The Parties intend that the rights granted to and the obligations of Developer hereunder are contractual and constitutional vested rights and include the rights that exist as of the Effective Date under statute, common law and at equity.
- b. **Reserved Legislative Powers.** The Developer acknowledges that City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to City all police powers that cannot be so limited. Notwithstanding the retained power of City to enact such legislation under the police powers, such legislation may not be applied to modify the vested rights of the Developer under this Agreement, including but not limited to the uses, densities, and configurations described in this Agreement and the Concept Plan, provided, however, nothing in this Agreement shall prohibit City from acting based on facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah as described in the Utah Supreme Court case of *Western Land Equities*. Unless in good faith City declares an emergency, prior written notice of such action shall be given to the public generally; if requested by Developer in writing, Developer shall be given an opportunity to be heard, in addition to other members of the public, with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

4. Effective Date. This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").

5. Applicable Law. The rules, regulations, official policies, standards and specifications applicable to the development of the Project ("Applicable Law"), including the applicable City ordinances, resolutions, state law, and federal law, shall be those in effect as of the Effective Date. Except as otherwise specifically provided in this Agreement, Developer will be required to complete the Development in accordance with Applicable Law. However, notwithstanding the foregoing, any person applying for a building permit within the Project shall be subject to the building, electrical, mechanical, plumbing, and fire codes, and other City ordinances relating to the placement and construction of the proposed structure, that are in effect at the time the person files with City a completed application for building permit.

6. Interpretation. To the extent that this Agreement, including the Concept Plan, is silent as to any matter pertinent to the development of the Project, the Parties' rights and obligations shall be controlled by Applicable Law. To the extent that a provision of this Agreement, its exhibits and the ordinance enacting the Agreement conflict with a City ordinance, regulation, resolution, policy, design criterion or condition imposed in connection with approval of the Concept Plan, the provisions of this Agreement, including the Concept Plan, shall apply. To the extent this Agreement conflicts with the PUD Application, the provisions of this Agreement shall control.

Except as otherwise specifically and clearly stated in this Agreement, this Agreement, the PUD Application, and additional documents or agreements that may be entered by the Parties which govern the development of the Project are to be interpreted to be complimentary to one another.

7. Developer Obligations.

- a. Uses. Developer shall develop and use the Property in accordance with the Concept Plan. The Project's use shall be exclusively residential. Accessory structures must be compliant with the Applicable Law and the CC&Rs (as defined below).
- b. Density. The overall lot sizes of the Project shall average 0.89 units per acre. The project will not exceed 19 residential lots, none of which shall be less than 0.59, with an average density of 1.11 units per acre.
- c. Architecture. Mirroring home plans for properties that are either adjacent to one another or directly across the street is strictly prohibited. A variety of elevations, roof types, colors, materials, and other architectural features will be used to greatly reduce the impression of repetition. All homes within the development will be constructed using high-quality, upgraded materials consistent with the materials board submitted with the PUD Application. At least 80% of each home's exterior will be composed of durable, attractive hard surface materials such as brick, stucco, stone, stacked stone, simulated/composite wood concrete siding, or similar material.
- d. Open Space. As part of the amenities provided in exchange for the PUD re-zone, the Project shall include no less than 1.25 acres of open space, as depicted in the Concept Plan (**Exhibit B**). The open space shall be maintained by the homeowner's association.
- e. Parking. Each dwelling will include at least a two-car garage and a driveway large enough to park at least two cars. Where practical, builder will create solutions to minimize the appearance garages such as carriage door style, including windows in garage doors, or painted garage door. Every homeowner will be granted the option to incorporate RV pads into their individual lot design. However, to maintain the aesthetic appeal of the neighborhood, any parked RVs must be positioned behind the front plane of the house, effectively minimizing their visibility from the street.
- f. Streets. A street cross section is attached as **Exhibit D**. Streets will be built to City standards and specifications, with modifications as shown in **Exhibit D**.
- g. Access. Vehicular access to Belmont Farms 2A will be provided at 400 North. Developer will install a temporary turnaround at the north end of Phase 2A, as depicted in the Concept Plan (**Exhibit B**). As a condition of approval of the proposed Belmont Farms Phase 2B, Developer shall install a 66-foot wide road from 1200 North to the north property line of Belmont Farms Phase 2B ("Access Road") across parcel number 060310031 owned by the City ("City Property") at no cost to the City. Although the Access Road is depicted in yellow on **Exhibit B** the City will provide the specific location within 30 days after receiving Developer's complete application for Belmont Farms Phase 2B. Developer will begin construction of the Access Road within 30 days thereafter. The Access Road shall be built to City standards and specifications and include sub road base, road base, asphalt, curb and gutter, sewer, storm drain, and water line. Any deviation from City standards and specifications is subject to written City approval prior to construction.
- h. Infrastructure. Developer shall install the subdivision infrastructure and other improvements as detailed in the PUD Application.

- i. Landscaping. Developer shall install fencing, street trees, and other landscape features as described and depicted in the PUD Application.
- j. Covenants, Conditions and Restrictions. Developer will record covenants, conditions and restrictions (“CC&Rs”) against the Property in substantially the same form as the CC&Rs attached as **Exhibit E**. No amendment to the CC&Rs or termination of the CC&Rs may be made without City’s prior written approval after the expiration of the declarant control period. Notwithstanding the foregoing, neither Developer nor any other declarant will amend the CC&Rs during the declarant control period in any way that is inconsistent with this Agreement (such as by eliminating the restriction on amendment or termination after the declarant control period). City will be an intended third-party beneficiary of the CC&Rs for purposes of enforcing the CC&Rs.
- k. Design Flexibility. Developer shall have the right to modify the requirements of the A-1 Zone as shown on the Concept Plan in the following respects:
 - i. Lot Size. The lots sizes shown on the Concept Plan are proposed as small as 0.59 acres. The average lot size for both phases (2A and 2B) is 0.89 acres. The biggest lot in the proposed phases is 1.50 acres. **See Exhibit B**.
 - ii. Road Design. The roads through the Property deviate from City’s standards and specifications as shown in the street cross section attached as **Exhibit D**. City will allow Developer to deviate from the City Code’s minor terminal street (cul-de-sac) length restriction until Phase 2B is complete and the temporary turnaround in Phase 2A is removed.

8. City Obligations. City shall review development applications with respect to the Property in a timely manner, consistent with City's routine development review practices and in accordance with all applicable laws and regulations. City shall grant Developer a temporary license to access the City Property for purposes of designing, constructing, installing, and maintaining the Access Road.

9. Term. This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not extend further than a period of ten (10) years from its date of recordation in the official records of the Davis County Recorder's Office.

10. City's Right to Re-zone Property. Notwithstanding any provision of this Agreement to the contrary, the City shall have the right to re-zone the Property and withdraw from this Agreement if a subdivision plat consistent with this Agreement is not recorded within three (3) years after the Effective Date.

11. General Provisions.

a. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either Party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

If to City:

City of West Bountiful
550 North 800 West
West Bountiful, Utah 84087

If to Developer: Ivory Development, LLC
Attn: Skylar Tolbert
978 Woodoak Lane, SLC UT 84117
skylart@ivorydevelopment.com

- b. Mailing Effective. Notices given by mail shall be deemed delivered seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.
- c. Recordation. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Developer. Each commitment and restriction on development set forth herein shall be a burden on the real property constituting the Project, shall be appurtenant to and for the benefit of City and shall run with the land. Likewise, any right of the Developer set forth herein shall inure to the benefit of any permitted assignee and/or transferee of this Agreement unless specifically otherwise agreed to in writing by the City at the time of such assignment or transfer by the Developer.
- d. No Waiver. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.
- e. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.
- f. Authority. The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Developer represents to City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.
- g. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by City for the Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.
- h. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.
- i. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete

the development of the Property as set forth in the Concept Plan is not defeated by such severance.

- j. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Davis County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.
- k. Remedies. If either Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.
- l. Attorney's Fees and Costs. If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.
- m. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.
- n. No Third Party Rights. The obligations of Developer and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.
- o. Assignment. The rights and responsibilities of Developer under the Agreement may not be assigned in whole or in part by Developer without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed. Any assignee shall consent in writing to be bound by the assigned terms and conditions of the Agreement as a condition precedent to the effectiveness of the assignment. Sale of lots shall not be deemed to be an "assignment."
- p. No Agency Created. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

To evidence the Parties' agreement to this Agreement, each Party has executed it on the date stated under that Party's name, with this Agreement being effective on the Effective Date.

[SIGNATURE PAGE FOLLOWS]

CITY OF WEST BOUNTIFUL

Signature: _____

By: _____

Its: _____

Date: _____

State of Utah)
 :ss

County of Davis)

On this _____ day of _____, 20____, personally appeared before me _____ (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Mayor of the City of West Bountiful and that said document was signed by him/her in behalf of said Corporation by Authority of its bylaws or by resolution or ordinance, and said _____ (name of document signer) acknowledged to me that said Corporation executed the same.

Notary Public

DEVELOPER

_____ ,

Signature: _____

By: _____

Its: _____

Date: _____

On this ____ day of ____, 20____, personally appeared before me _____ (name of document signer), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is a Manager of _____, a Utah limited liability company, the Manager of _____, a Utah limited liability company, and that said document was signed by him/her in behalf of said limited liability company by authority of its Operating Agreement or by Resolution, and said _____ (name of document signer) acknowledged to me that said limited liability company executed the same.

Notary Public

EXHIBIT A

BELMONT FARMS PHASES 2A AND 2B BOUNDARY DESCRIPTIONS

PHASE 2A

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UTAH POWER AND LIGHT COMPANY, SAID POINT BEING N00°18'31"E 1315.75 FEET AND N90°00'00"W 523.85 FEET FROM THE CENTER OF SAID SECTION 23 AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S28°08'00"W 1455.67 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N13°13'11"W 309.48 FEET; THENCE N89°51'41"E

65.78 FEET; THENCE N00°08'19"W 66.00 FEET; THENCE N02°51'58"W 756.29 FEET; THENCE N89°51'41"E 232.96 FEET; THENCE N13°59'50"E 192.31 FEET; THENCE N00°08'19"W 186.34 FEET; THENCE S65°20'49"E 237.40 FEET; THENCE S61°52'00"E 50.08 FEET; THENCE S64°42'49"E 210.60 FEET TO SAID EASTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINS 11.12 ACRES IN AREA

ROTATE BEARINGS 0°20'02" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.

PHASE 2B

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UTAH POWER AND LIGHT COMPANY, SAID POINT BEING N00°18'31"E 1315.75 FEET AND N90°00'00"W 523.85 FEET FROM THE CENTER OF SAID SECTION 23 AND RUNNING THENCE N64°42'49"W 210.60 FEET; THENCE N61°52'00"W 50.08 FEET; THENCE N65°20'49"W 237.40 FEET; THENCE N00°08'19"W 287.18 FEET; THENCE S89°51'41"W 37.19 FEET; THENCE N00°08'19"W 261.68 FEET; THENCE N89°59'38"E 725.22 FEET; THENCE S05°17'44"E

273.38 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF UTAH POWER AND LIGHT; THENCE ALONG SAID

EASTERLY RIGHT OF WAY LINE S28°08'00"W 554.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.02 ACRES IN AREA

ROTATE BEARINGS 0°20'02" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.

EXHIBIT B

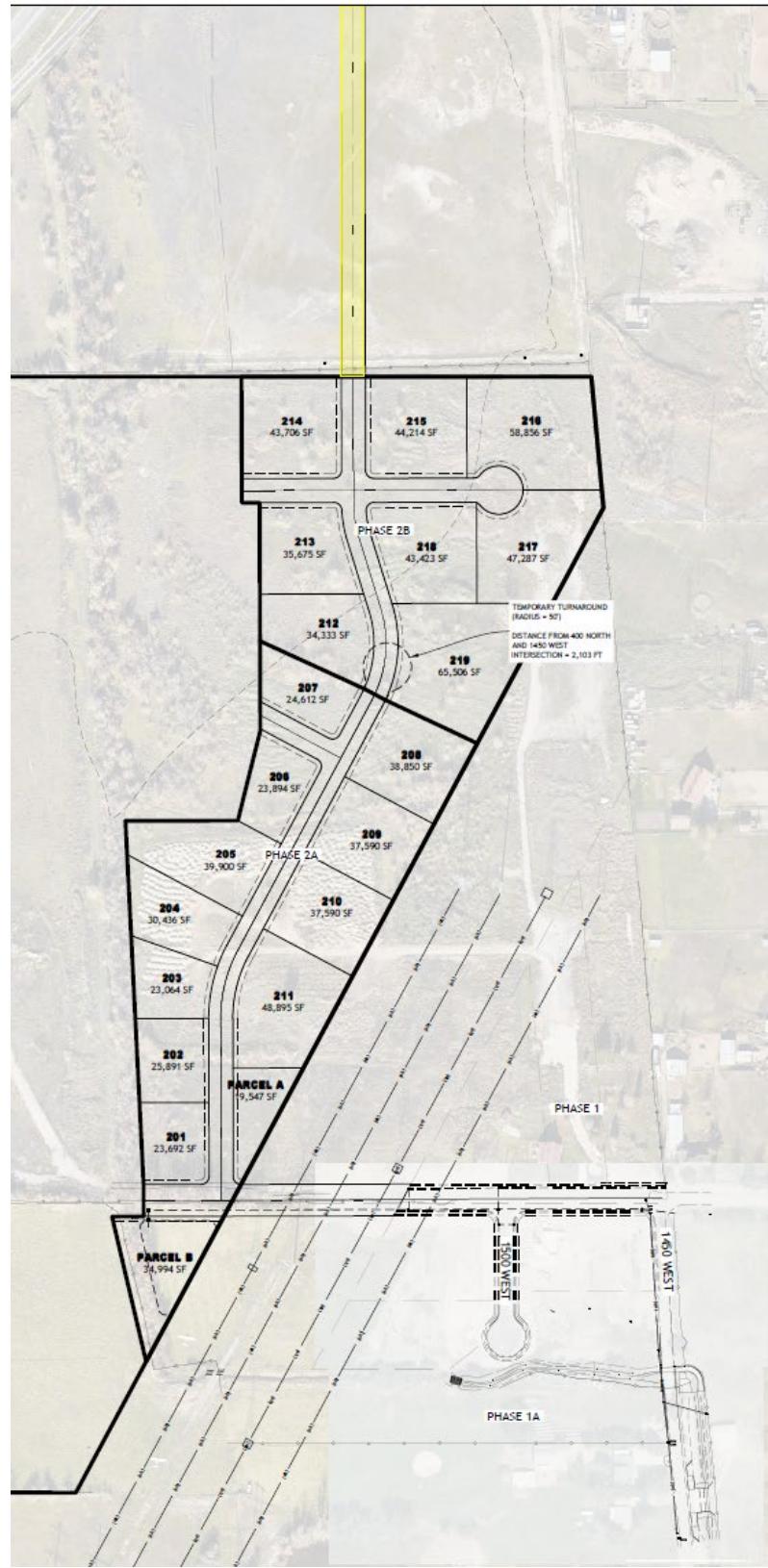


EXHIBIT C

(PUD Application)

PUD APPLICATION



Belmont Farms

Ivory Development

April 2025



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Project Description

Belmont Farms 2A and 2B is a proposed residential development located on the west end of 400 North Street and east of Legacy Parkway and contains 21.14 acres of contiguous land. The proposed PUD offers 19 total lots and 1.25 acres of open space with an average density of 1.11 units per acre. With this, the minimum required acreage (20 acres) for a PUD Overlay zone in the A-1 zone is met.

As taken from section 17.68.010 of the West Bountiful City Municipal Code:

"The purpose of the Planned Unit Development ("PUD") Overlay zone is to provide additional flexibility for the development of larger properties as well as those that have significant impediments to traditional development in the underlying zone. A PUD is a residential development planned as a whole, connected project. It incorporates a clear development theme which includes the elements of usable open spaces, diversity of lot sizes and/or housing design, amenities that reflect a rural community, enhanced streetscapes, and attractive entrances as part of the design."

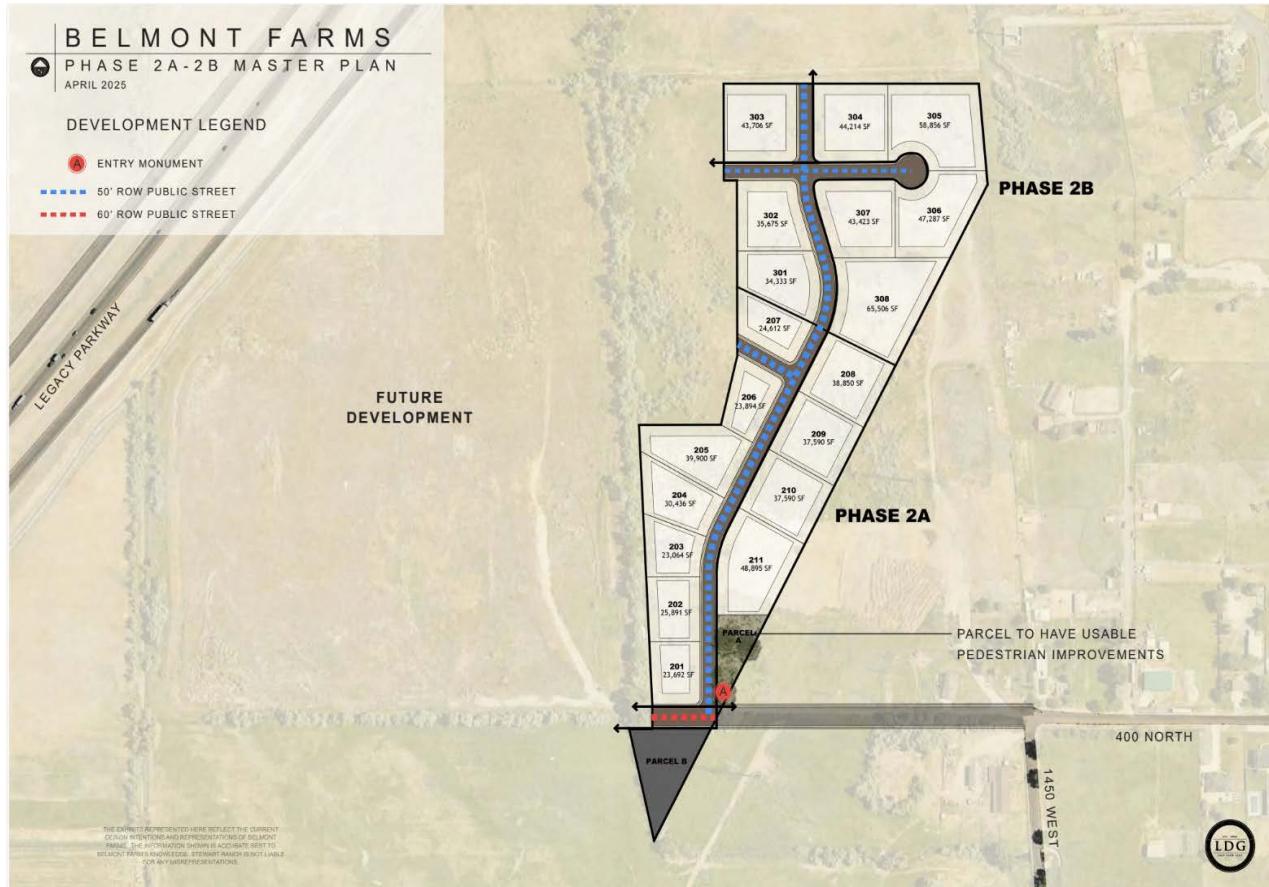
West Bountiful City supports development that is creative and serves a purpose beyond the simple division of land. A PUD should benefit the City overall as well as the residents of the development in terms of such items as: usable open space, higher quality development, diverse housing types, or enhanced rural character."

To accomplish the purpose and intent defined above, Belmont Farms is proposed as a community with a rural theme. The rural character will be accomplished by...

- Traditional architecture that is unified in design, but not repetitive. The architecture is discussed further in the Building Elevations section below.
- Rural Streetscape, street trees, fencing and entry features as described below.
- Diversity of Lot Sizes - The variety of lot sizes in Belmont Farms will appeal to numerous homeowner profiles. Potential purchasers will include move up buyers looking for higher quality and larger homes, buyers looking for larger agricultural lots, buyers hoping to remain in the area and move down to a smaller lot, and newer families trying to stay in the neighborhood they grew up in.
- Usable Open Space and close proximity to trails

Conceptual Site Plan

The Conceptual Site Plan is included in Appendix A. The key features of this plan are the overall project boundary, the proposed lot layout including lot sizes, locations of open spaces, the roadway network with proposed cross sections for the 66' collector road and the 50' local road, and the proposed phasing of the development construction.



Conceptual Building Elevations

The proposed residential homes are illustrated in Ivory's catalog of homes included in Appendix B. This catalog demonstrates the variety of home plans and elevations available in Belmont Farms.

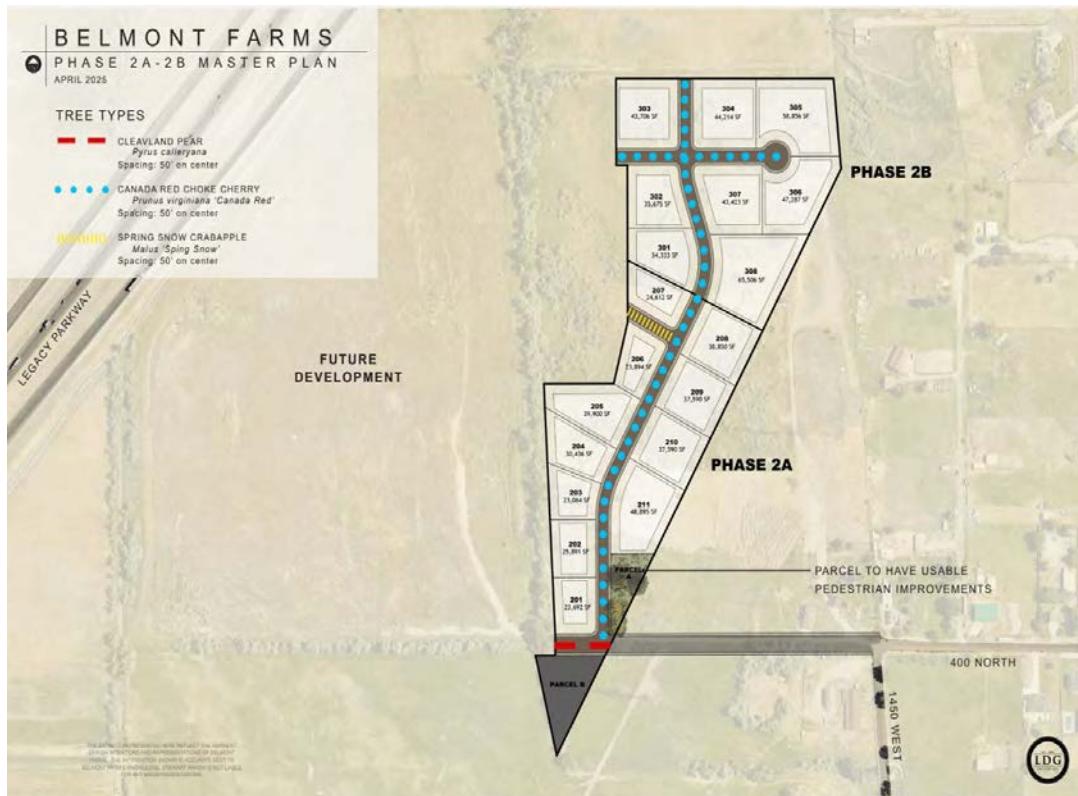
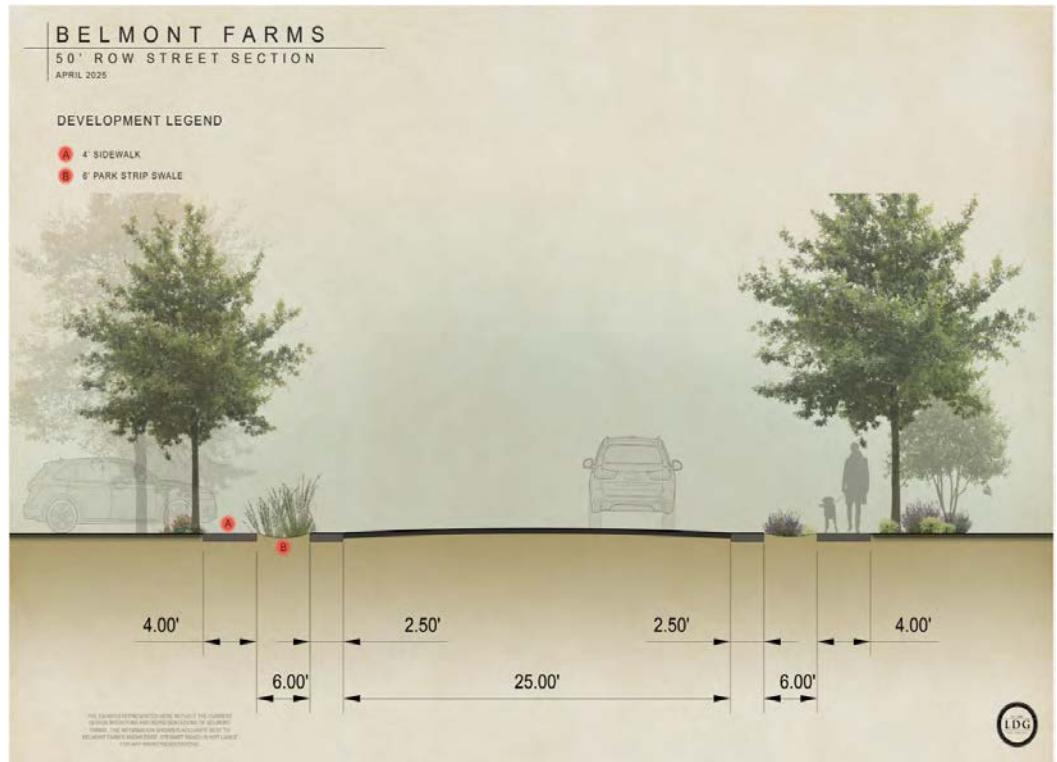
To maintain the rural community theme, the architecture will be limited to traditional styles and materials. More detail to the architectural requirements can be found in the community CC&Rs and the rural aesthetic will be regulated by the HOA.

To create a diverse and visually interesting streetscape, the mirroring of home plans for properties that are either adjacent to one another or directly across the street is strictly prohibited. A variety of elevations, roof types, colors, materials, and other architectural features will be used to greatly reduce the impression of repetition. This policy ensures a rich variety and cohesive themes in architectural elevations throughout the development, contributing to a more dynamic and appealing neighborhood aesthetic.

The rural cross section, fencing, and landscaping (park strip, street trees, fence) will provide a cohesive theme and feel to this planned residential development.

Street Cross Sections

The proposed rural street cross sections are shown on the Conceptual Site Plan in Appendix A. These sections identify a 50' local right of way and 66' collector right of way, both of which are proposed as public road sections. They also show the width of pavement, type of curb, drainage swale and sidewalk or trail. The location of the local and collector roads is shown in the figure to the right



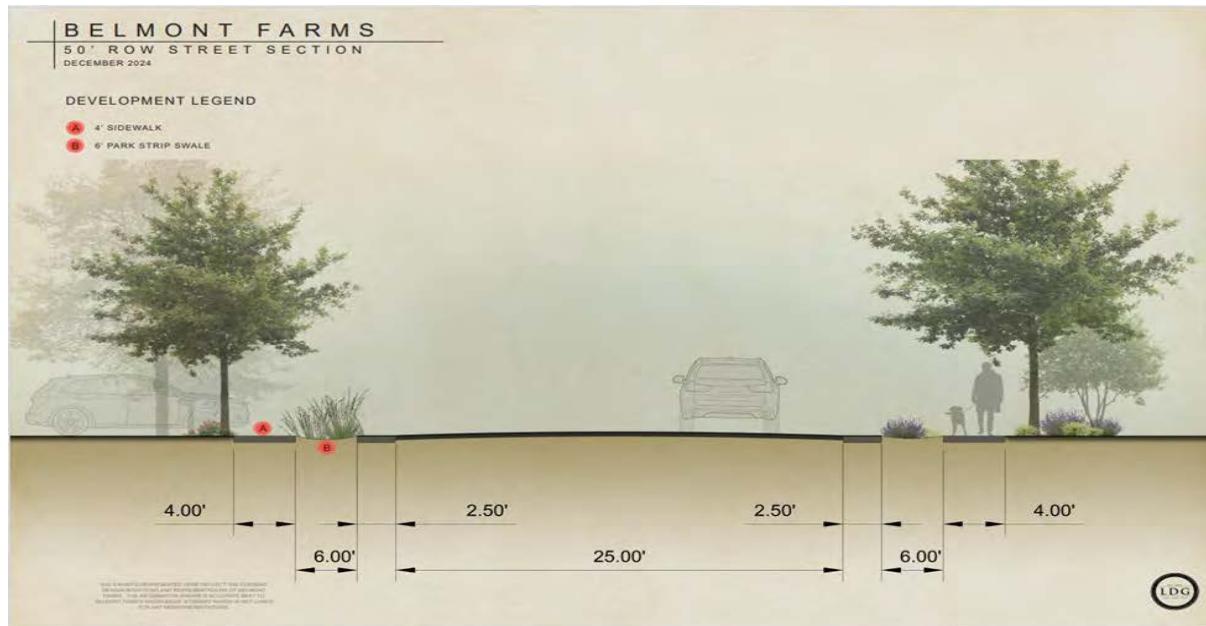
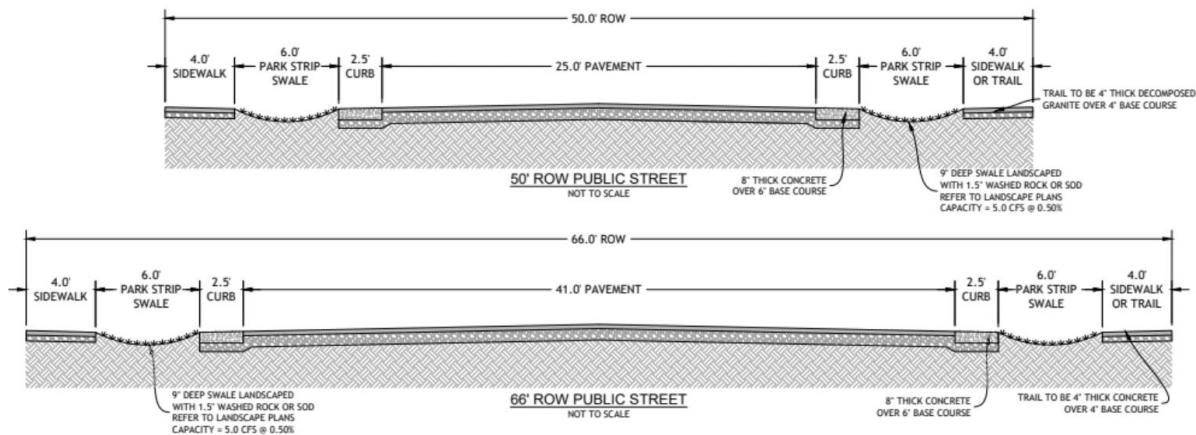
The figure to the left shows the proposed street tree planting plan. The rural cross section has drainage swales in the park strip, therefore the street trees will be planted 5' behind the sidewalk or trail on the private lots.

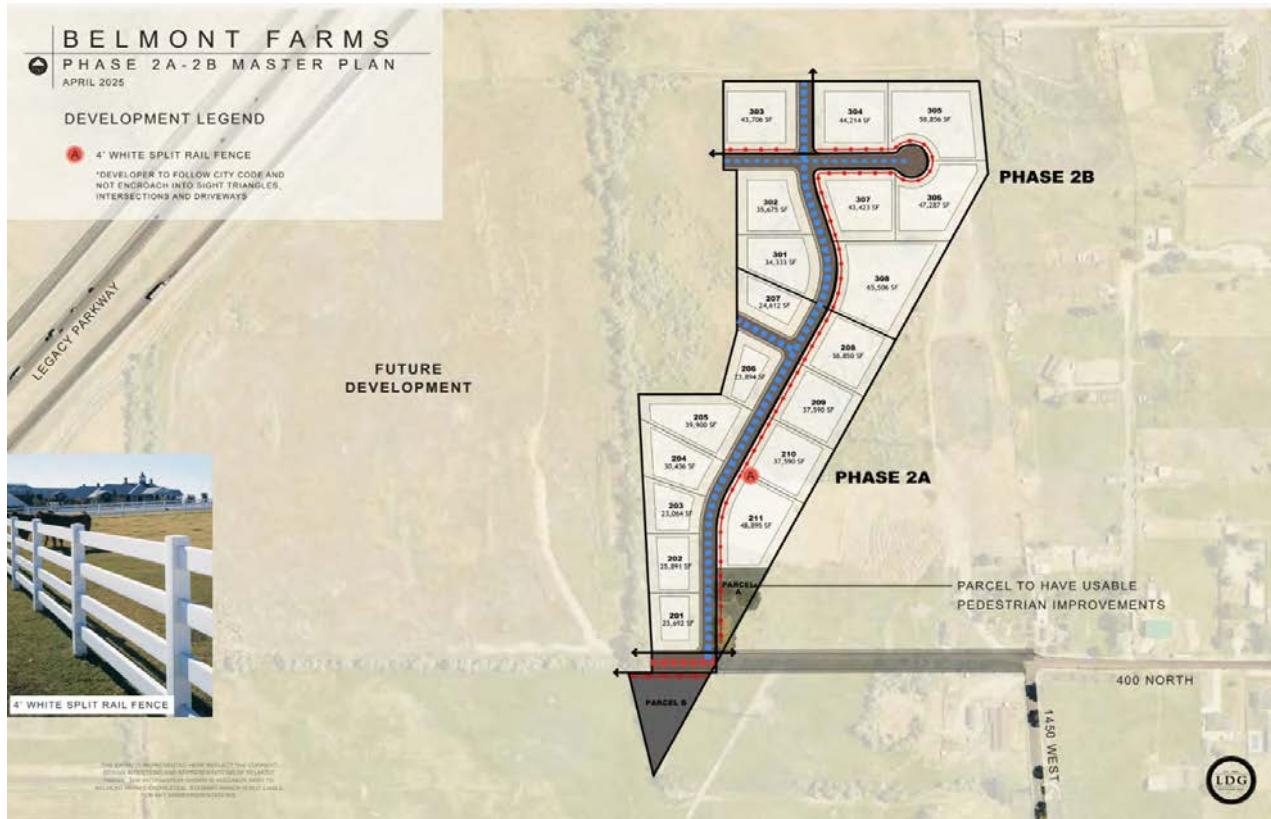
Specific tree species will be identified and placed on different roads. The programming of the tree species will give a uniform tree canopy and sense of place for each street.

Design Flexibility

Belmont Farms is currently zoned A-1 and we intend to follow the requirements of West Bountiful City code section 17.16 with the following exceptions:

1. Lot Size - The lots sizes shown on the Conceptual Site Plan average .85 acres, the smallest being .59 and the largest being 1.50 acres.
2. The development plan includes a roadway section that matches the City's required ROW width, but with a rural cross section. These cross sections are also shown on the Conceptual Site Plan.





Lastly, flexibility is requested for any other items shown on the Conceptual Site Plan or Conceptual Utility Plan that vary from the West Bountiful City Municipal Code. This may include items such as the location and height of proposed fencing. Belmont Farms proposes to include front yard fencing adjacent to the equestrian trail as shown below.

Conceptual Improvement Plan

A Conceptual Site Plan is included in Appendix A.

Development Development Agreement

A draft development agreement is included in Appendix E. The development agreement will run with the land and be binding on all successors and assigns of the property owner or developer.

Project Expectations

Parking

Each dwelling unit in Belmont Farms will include at least a two car garage constructed in accordance with West Bountiful City building standards. In addition, each dwelling unit will provide adequate off-street parking of vehicles by providing a driveway large enough to park at least two cars.

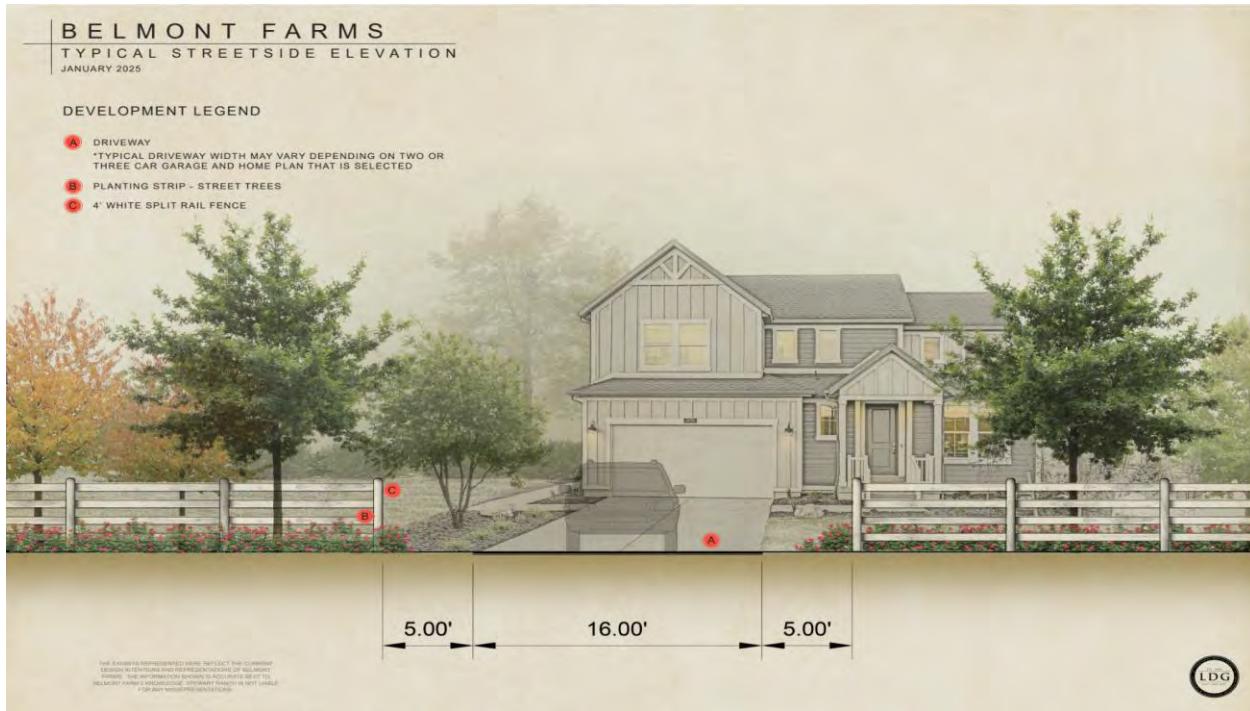
Every homeowner will have the option to incorporate RV pads into their individual lot design. However, to maintain the aesthetic appeal of the neighborhood, any parked RVs must be positioned behind the front plane of the house, effectively minimizing their visibility from the street. This flexible policy allows for RV ownership while preserving the overall visual harmony of the community.

All driveways will be hard surfaced and properly drained. Parking lots and other large expanses of asphalt are not proposed.

Attractive Elevations

To enhance curb appeal and minimize the visual impact of garages from the street as outlined in city code, all homes will be required to have a courtyard garage, painted garage door or garage door windows. See Developer Obligations in the Development Agreement. This architectural feature allows for a more aesthetically pleasing front facade while still providing convenient vehicle storage, effectively balancing functionality with neighborhood beautification.

As mentioned in the Conceptual Building Elevations section, the mirroring of home plans for properties that are either adjacent to one another or directly across the street is strictly prohibited. A variety of elevations, roof types, colors, materials, and other architectural features will be used to reduce the impression of repetition. This policy ensures a rich variety and cohesive theme in architectural elevations throughout the development.



Upgraded Materials

All homes within the development will be constructed using high-quality, upgraded materials as specified in our detailed guidelines. At least 80% of each home's exterior will be composed of durable, attractive hard surface materials such as brick, stucco, stone, stacked stone, simulated/composite wood concrete siding, or similar material. No vinyl siding will be allowed in this master planned project. This standard not only enhances the overall appearance of the community but also ensures longevity and reduced maintenance for homeowners.



Vehicular and Pedestrian Access

To provide two points of access the Conceptual Site Plan shows a roadway connection to 400 North and proposes a roadway to be constructed north to 1200 North. This will provide Belmont Farms with adequate vehicular access and combined with the proposed trails provide excellent pedestrian connectivity. Furthermore, a roadway stub has been provided to the property to the south to enhance neighborhood connectivity.

A traffic impact study has been conducted for this area and will be available upon request.

Project Considerations

Open Space

Preservation, maintenance and ownership of all open spaces within the development will be accomplished by transferring ownership to the Home Owners Association. This will guarantee that the area remains perpetually as open space. Furthermore, the maintenance of the open space will be the responsibility of the Home Owners Association.

Non-Residential Structures

Non-residential structures are not anticipated and will be allowed only if they are compliant with the City's municipal code and are complementary to the surrounding architecture in terms of scale, massing, roof shape, exterior materials, etc.

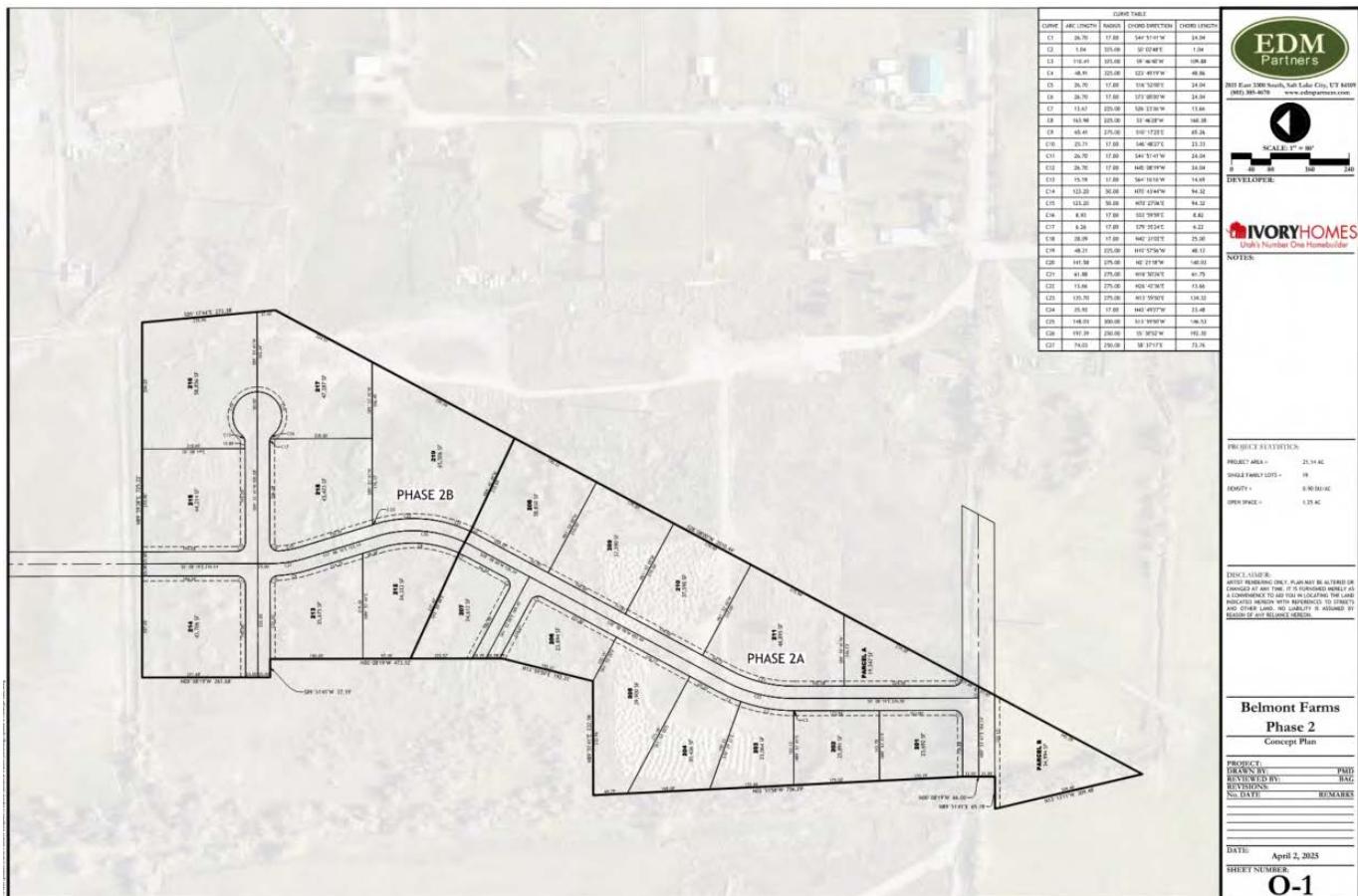
Signage

Entry feature signage is proposed at the entrance to Belmont Farms on 400 North and from the southerly stub road as shown below in Parcel A.

The entry monuments are proposed to have an appearance similar to the image below.



Appendix A - Conceptual Site Plan





Utah's Number One Homebuilder®

2025 SIGNATURE CATALOG

Appendix B- Ivory Catalog of Homes





This is Ivory.



IVORYHOMES

Utah's Number One Homebuilder®

Utah's homebuyers consistently look to Ivory Homes for quality craftsmanship, thoughtfully planned neighborhoods and award winning home designs. The Signature Catalog features 40 livable upscale home plans which can be built in 38 neighborhoods (see list of communities on pages 38 & 39).

The **Butler Traditional** at Butler Hills Home featured here and throughout the catalog won the following awards during the 2024 Salt Lake City Parade of Homes: Best Craftsmanship, Best Curb Appeal, Best Interior, and The People's Choice Award.

The Ivory touch

At Ivory Homes, you have the opportunity to select the features you want for your home at one of our Ivory Design Centers. Here, you'll work with our design specialists and architectural team to personalize your home. Ivory proudly offers a wide variety of custom choices.



McLean Farmhouse at Ridgeview Estates

Included features in every Signature home

2025 SIGNATURE PLATINUM PACKAGE

Energy Efficient

- Energy Star certification
- Dual fuel HVAC system with 96% efficient furnace and high-efficiency heat pump/air conditioner
- 2x6 exterior walls with energy-conserving R-23 wall insulation and R-38 ceiling insulation
- High performance Low-E vinyl windows
- EV outlet in garage (30 amp)
- Energy-efficient natural gas tankless water heater
- LED light bulbs throughout
- Smart Thermostat

Interior

- 42" tall upper kitchen cabinets with hardware included
- Premium stainless steel appliance package with built-in microwave and wood hood
- Luxury laminate flooring in entry, kitchen, nook, and great room
- Select tile flooring in laundry and baths
- Can light package in every kitchen, great room, and owner's bedroom
- High quality stain resistant carpet
- Stylish selection of quartz countertops with undermount sinks
- Quartz or tile tub and shower surrounds in owner's and hall baths (select colors)
- Textured drywall finish with rounded corners
- Satin nickel or black plumbing fixtures, door, and bath hardware
- Painted maple or full metal railing in select styles at stairs (per plan)
- Selection of baseboards, door casings, and door styles

Quality Construction

- 10-year Limited Home Warranty
- Ivory quality control inspection program
- In-house customer service team to assist after closing

Exterior

- 30-year architectural roof shingles
- Fiberglass entry door
- Iron railing at front porch (per plan)
- Composite decking at rear exit (with vinyl railing where required)
- Automatic garage door opener with two remote controls

- Space-saver closet shelving with dual hanging rods
- Garden tub in owner's bath
- Elongated toilets
- Premium lighting packages
- Internet/Wi-Fi ready home with data (CAT 6) and TV (RG6) jacks in select locations (per plan)
- USB outlet in kitchen
- Smart Home ready (see pg.35 for details)
- Two-tone paint

TWO-STORY

PLAN NAME	TOTAL FINISHED SQ. FT.	TOTAL UNFINISHED SQ. FT.	TOTAL SQ. FT.	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE BELOW)	PAGE
Countryside (Traditional) ★	5,481	3,573	9,054	68'-0"	65'-11"	4	4 1/2	E, H	10
Yorktown (Traditional) ★	4,216	2,587	6,803	78'-0"	66'-1"	4	3 1/2	A, C, F	10
Taylor (Farmhouse) ★	4,212	2,580	6,792	56'-8"	65'-0"	4	3 1/2	A, C, F	11
McLean (Farmhouse) ★	4,041	2,533	6,574	70'-0"	65'-0"	4	4 1/2	A, C, F	11
Bella Vista (Traditional) ★	4,040	2,598	6,638	76'-0"	57'-0"	4	3 1/2	A, C, E, F	12
Garfield (Traditional) ★	4,019	2,323	6,342	63'-9"	56'-0"	4	3 1/2	C, F, H	12
New Haven (Colonial)	3,909	1,990	5,899	68'-0"	52'-0"	5	4 1/2	B, C	13
Sydney (Traditional) ★	3,681	2,069	5,750	60'-0"	62'-0"	4	3 1/2	A, C, F	13
Crescent (Farmhouse) ★	3,611	2,411	6,022	57'-0"	69'-6"	5	4	C, D	14
Charlotte (Traditional)	3,556	1,923	5,479	80'-0"	50'-0"	4	3 1/2	B, E	14
Lincoln (Farmhouse) ★	3,348	2,179	5,527	64'-5"	67'-5"	4	3 1/2	A, C, F	15
Lexington (Traditional) ★	3,315	2,300	5,615	73'-8"	62'-0"	3	3 1/2	A, C	15
Hanover (Traditional)	3,267	1,971	5,238	59'-5"	50'-0"	5	3 1/2	B, E	16
Hampton (Traditional) ★	3,106	2,133	5,239	59'-6"	53'-10"	4	2 1/2	B, E	16
Brinton (Signature) ★	3,104	2,133	5,237	65'-9"	55'-5"	3	2 1/2	A, C, F	17
San Marino (Traditional) ★	2,846	1,920	4,766	54'-0"	57'-5"	4	2 1/2	B, F	17
Montclair (Traditional)	2,820	1,535	4,355	56'-6"	50'-8"	3	2 1/2	A, C, F	18
Mayflower (Farmhouse)	2,728	1,403	4,131	56'-0"	48'-11"	3	2 1/2	C, D, F	18
Edison (Traditional) ★	2,550	1,615	4,165	65'-0"	48'-10"	4	2 1/2	A, C	19
Clairemont (Traditional)	2,389	1,263	3,652	46'-6"	47'-2"	3	2 1/2	B, C	19
Hamilton (Traditional) ★	2,367	1,689	4,056	55'-0"	46'-5"	4	2 1/2	B	20
Washington (Farmhouse)	2,358	1,151	3,509	45'-0"	52'-0"	3	2 1/2	B, C	20

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

Notes:

A: Includes three-car garage

B: Available with optional three-car garage

C: Includes office on main level

D: Includes tandem three-car garage

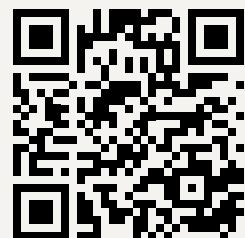
E: Includes formal dining room

F: Includes loft area upstairs

G: Includes bonus room over garage

H: Includes detached three car garage

- Not all homes are available in all subdivisions. Ask your sales consultant for details.
- All renderings of exteriors and all floor plans are artist conceptions and may vary from the actual home as built.
- All options, designs, and dimensions are subject to change and revision without notice.



Scan QR Code To See
Ivory's Home Designs

ONE-STORY

PLAN NAME	TOTAL FINISHED SQ. FT.	TOTAL UNFINISHED SQ. FT.	TOTAL SQ. FT.	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE LEFT)	PAGE
Butler (Traditional)	3,554	3,460	7,014	79'-0"	59'-6"	1	1 1/2	A, C	24
Belmont (Traditional)	3,218	3,344	6,562	68'-0"	66'-0"	3	3 1/2	B, C	24
Concord (Traditional)	3,044	3,058	6,102	72'-0"	68'-0"	2	2 1/2	D	25
Charleston (Traditional)	2,758	2,924	5,682	73'-6"	70'-0"	1	1 1/2	A, C	25
Oakmont (Traditional)	2,757	2,705	5,462	80'-0"	58'-6"	1	1 1/2	A, C, E	26
Brisbane (Traditional)	2,748	2,765	5,513	71'-0"	69'-6"	2	2 1/2	A, C	26
Sorrento (Traditional)	2,740	2,809	5,549	73'-6"	61'-2"	2	2 1/2	A, C, E	27
Ontario (Farmhouse)	2,649	2,650	5,299	66'-0"	64'-0"	3	2 1/2	C, D, E	27
Creighton (Farmhouse)	2,640	2,285	4,925	70'-0"	46'-5"	3	2 1/2	A, G	28
Alexandria (Farmhouse)	2,443	2,648	5,091	70'-0"	65'-0"	1	1 1/2	A, C	28
Raleigh (Traditional)	2,330	2,213	4,543	53'-0"	61'-6"	2	2 1/2	B, C	29
Murano (Traditional)	2,259	2,159	4,418	49'-0"	60'-5"	2	2 1/2	B, C	29
Flagstaff (Farmhouse)	2,234	2,270	4,504	60'-0"	62'-5"	3	2 1/2	C, D	30
Carlisle (Traditional)	2,103	2,182	4,285	60'-0"	53'-6"	3	2 1/2	B	30
DaVinci (Traditional)	2,068	2,021	4,089	62'-0"	60'-8"	3	2 1/2	A, C	31
Monterey (Traditional)	2,019	1,978	3,997	55'-0"	52'-0"	3	2 1/2	B	31
Tivoli (Traditional)	1,977	2,034	4,011	59'-0"	50'-0"	3	2 1/2	B	32
Torino (Farmhouse)	1,905	1,841	3,746	54'-0"	49'-0"	4	2 1/2	B	32



Butler at Butler Hills



McLean Farmhouse at Ridgeview Estates

TWO-STORY HOMES

A new level of comfort and style.





Countryside (Traditional)

Total finished sq. ft.: 5,481

Total unfinished sq. ft.: 3,573 Total sq. ft.: 9,054

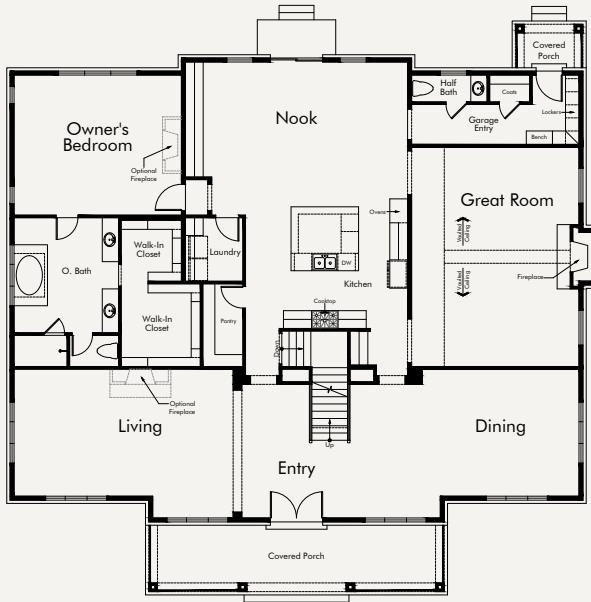
Bedrooms: 4 Bathrooms: 4 1/2

Width: 68'-0" Depth: 65'-11"

Model available to tour in Hoytsville

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

* Includes detached three car garage



Customize This Plan
& View Virtual Tour



Yorktown (Traditional)

Total finished sq. ft.: 4,216

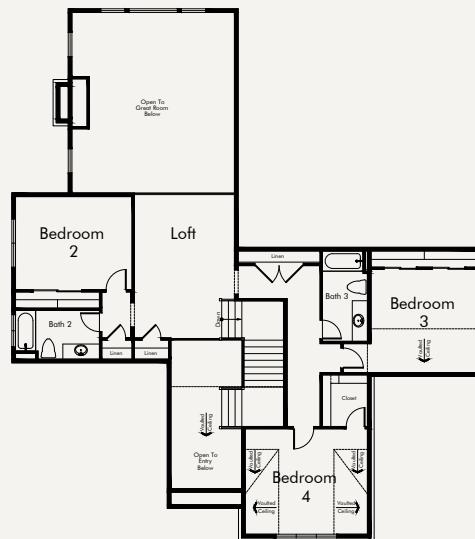
Total unfinished sq. ft.: 2,587 Total sq. ft.: 6,803

Bedrooms: 4 Bathrooms: 3 1/2

Width: 78'-0" Depth: 66'-1"

Model available to tour in Pleasant View

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize This Plan
& View Virtual Tour



Taylor (Farmhouse)

Total finished sq. ft.: 4,212
 Total unfinished sq. ft.: 2,580 Total sq. ft.: 6,792
 Bedrooms: 4 Bathrooms: 3 1/2
 Width: 56'-8" Depth: 65'-0"

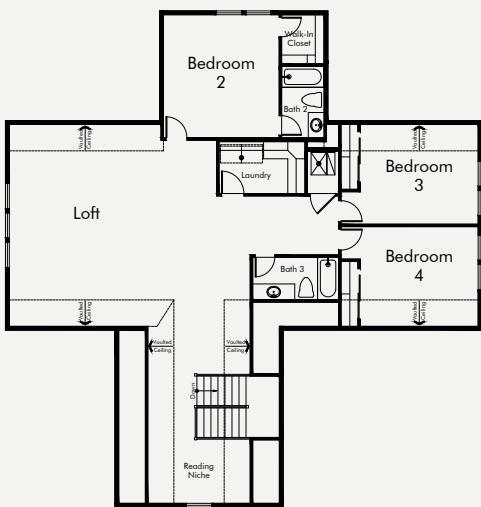
★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



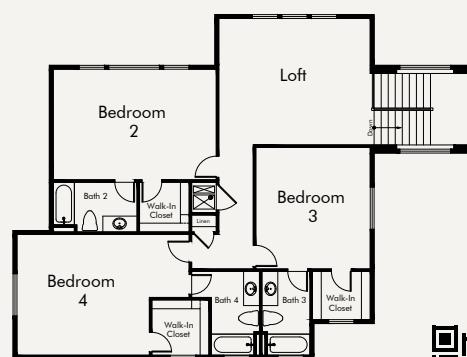
McLean (Farmhouse)

Total finished sq. ft.: 4,041
 Total unfinished sq. ft.: 2,533 Total sq. ft.: 6,574
 Bedrooms: 4 Bathrooms: 4 1/2
 Width: 70'-0" Depth: 65'-0"
 Model available to tour in Highland

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize This Plan
& View Virtual Tour



Customize This Plan
& View Virtual Tour



Bella Vista (Traditional)

Total finished sq. ft.: 4,040
 Total unfinished sq. ft.: 2,598 Total sq. ft.: 6,638
 Bedrooms: 4 Bathrooms: 3 1/2
 Width: 76'-0" Depth: 57'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize This Plan
& View Virtual Tour



Garfield (Traditional)

Total finished sq. ft.: 4,019
 Total unfinished sq. ft.: 2,323 Total sq. ft.: 6,342
 Bedrooms: 4 Bathrooms: 3 1/2
 Width: 63'-9" Depth: 56'-0"

Model coming soon to tour in Heber & Kaysville

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE
 * Includes detached three car garage



Customize This Plan
& View Virtual Tour



New Haven (Colonial)

Total finished sq. ft.: 3,909

Total unfinished sq. ft.: 1,990 Total sq. ft.: 5,899

Bedrooms: 5 Bathrooms: 4 1/2

Width: 68'-0" Depth: 52'-0"

Model coming soon to tour in Lehi



Sydney (Traditional)

Total finished sq. ft.: 3,681

Total unfinished sq. ft.: 2,069 Total sq. ft.: 5,750

Bedrooms: 4 Bathrooms: 3 1/2

Width: 60'-0" Depth: 62'-0"

Model available to tour in West Jordan

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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& View Virtual Tour



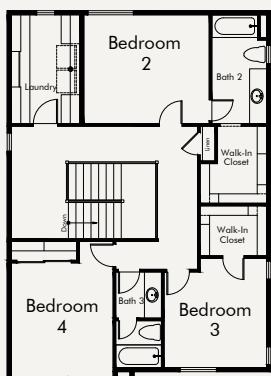
Customize This Plan
& View Virtual Tour



Crescent (Farmhouse)

Total finished sq. ft.: 3,611
 Total unfinished sq. ft.: 2,411 Total sq. ft.: 6,022
 Bedrooms: 5 Bathrooms: 4
 Width: 57'-0" Depth: 69'-6"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

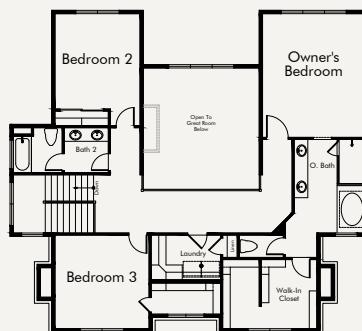


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Charlotte (Traditional)

Total finished sq. ft.: 3,556
 Total unfinished sq. ft.: 1,923 Total sq. ft.: 5,479
 Bedrooms: 4 Bathrooms: 3 1/2
 Width: 80'-0" Depth: 50'-0"



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Lincoln (Farmhouse)

Total finished sq. ft.: 3,348

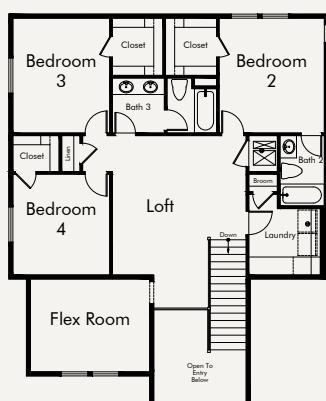
Total unfinished sq. ft.: 2,179 Total sq. ft.: 5,527

Bedrooms: 4 Bathrooms: 3 1/2

Width: 64'-5" Depth: 67'-5"

Model available to tour in Draper

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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Lexington (Traditional)

Total finished sq. ft.: 3,315

Total unfinished sq. ft.: 2,300 Total sq. ft.: 5,615

Bedrooms: 3 Bathrooms: 3 1/2

Width: 73'-8" Depth: 62'-0"

Model available to tour in Eagle Mountain

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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& View Virtual Tour



Hanover (Traditional)

Total finished sq. ft.: 3,267
 Total unfinished sq. ft.: 1,971 Total sq. ft.: 5,238
 Bedrooms: 5 Bathrooms: 3 1/2
 Width: 59'-5" Depth: 50'-0"



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 & View Virtual Tour

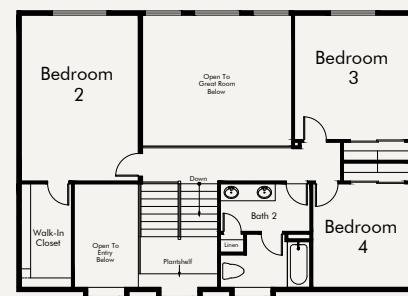
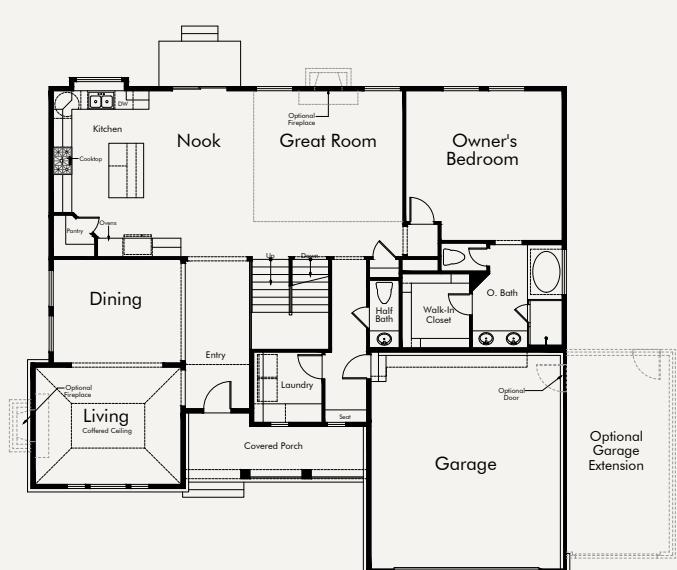


Hampton (Traditional)

Total finished sq. ft.: 3,106
 Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,239
 Bedrooms: 4 Bathrooms: 2 1/2
 Width: 59'-6" Depth: 53'-10"

Model available to tour in West Bountiful with ADU

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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Brinton (Signature)

Total finished sq. ft.: 3,104

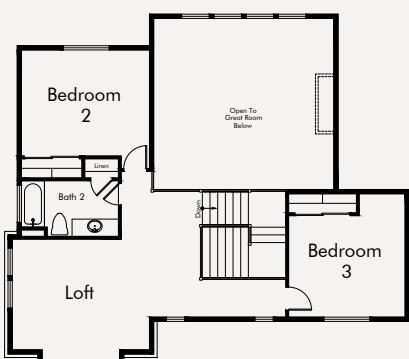
Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,237

Bedrooms: 3 Bathrooms: 2 1/2

Width: 65'-9" Depth: 55'-5"

Model available to tour in Heber

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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& View Virtual Tour



San Marino (Traditional)

Total finished sq. ft.: 2,846

Total unfinished sq. ft.: 1,920 Total sq. ft.: 4,766

Bedrooms: 4 Bathrooms: 2 1/2

Width: 54'-0" Depth: 57'-5"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

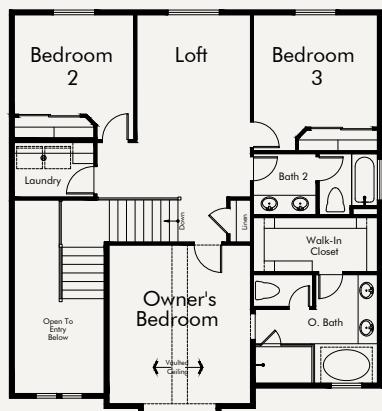
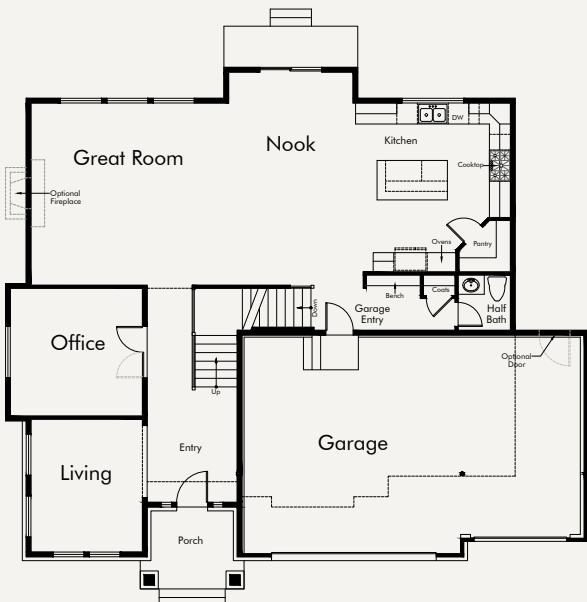


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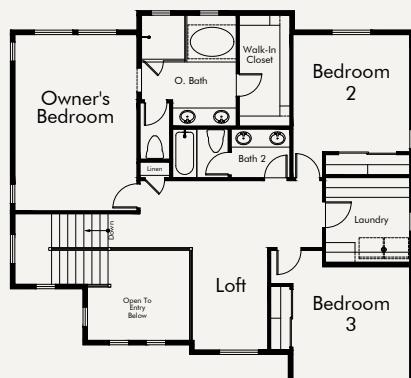
Montclair (Traditional)

Total finished sq. ft.: 2,820
 Total unfinished sq. ft.: 1,535 Total sq. ft.: 4,355
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 56'-6" Depth: 50'-8"



Mayflower (Farmhouse)

Total finished sq. ft.: 2,728
 Total unfinished sq. ft.: 1,403 Total sq. ft.: 4,131
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 56'-0" Depth: 48'-11"



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 & View Virtual Tour



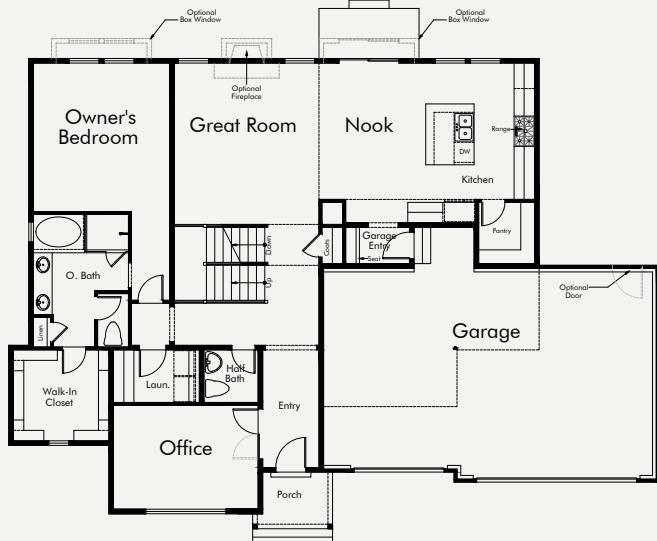
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Edison (Traditional)

Total finished sq. ft.: 2,550
 Total unfinished sq. ft.: 1,615 Total sq. ft.: 4,165
 Bedrooms: 4 Bathrooms: 2 1/2
 Width: 65'-0" Depth: 48'-10"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

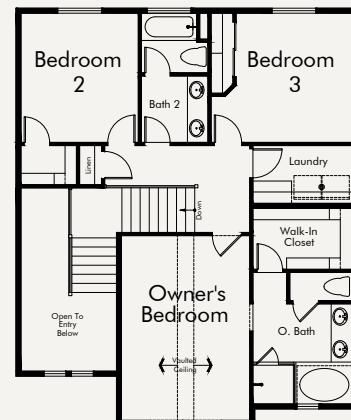


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Clairemont (Traditional)

Total finished sq. ft.: 2,389
 Total unfinished sq. ft.: 1,263 Total sq. ft.: 3,652
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 46'-6" Depth: 47'-2"
 Model available to tour in Kaysville



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 & View Virtual Tour



Hamilton (Traditional)

Total finished sq. ft.: 2,367

Total unfinished sq. ft.: 1,689 Total sq. ft.: 4,056

Bedrooms: 4 Bathrooms: 2 1/2

Width: 55'-0" Depth: 46'-5"

Model available to tour in Stansbury, Francis, & Provo

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Washington (Farmhouse)

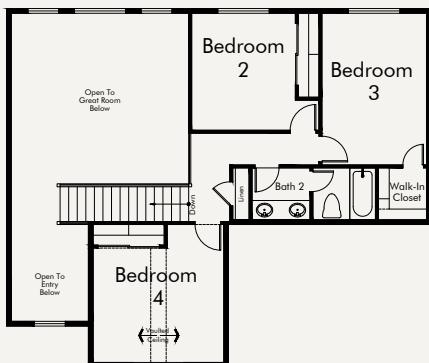
Total finished sq. ft.: 2,358

Total unfinished sq. ft.: 1,151 Total sq. ft.: 3,509

Bedrooms: 3 Bathrooms: 2 1/2

Width: 45'-0" Depth: 52'-0"

Model available to tour in Lindon

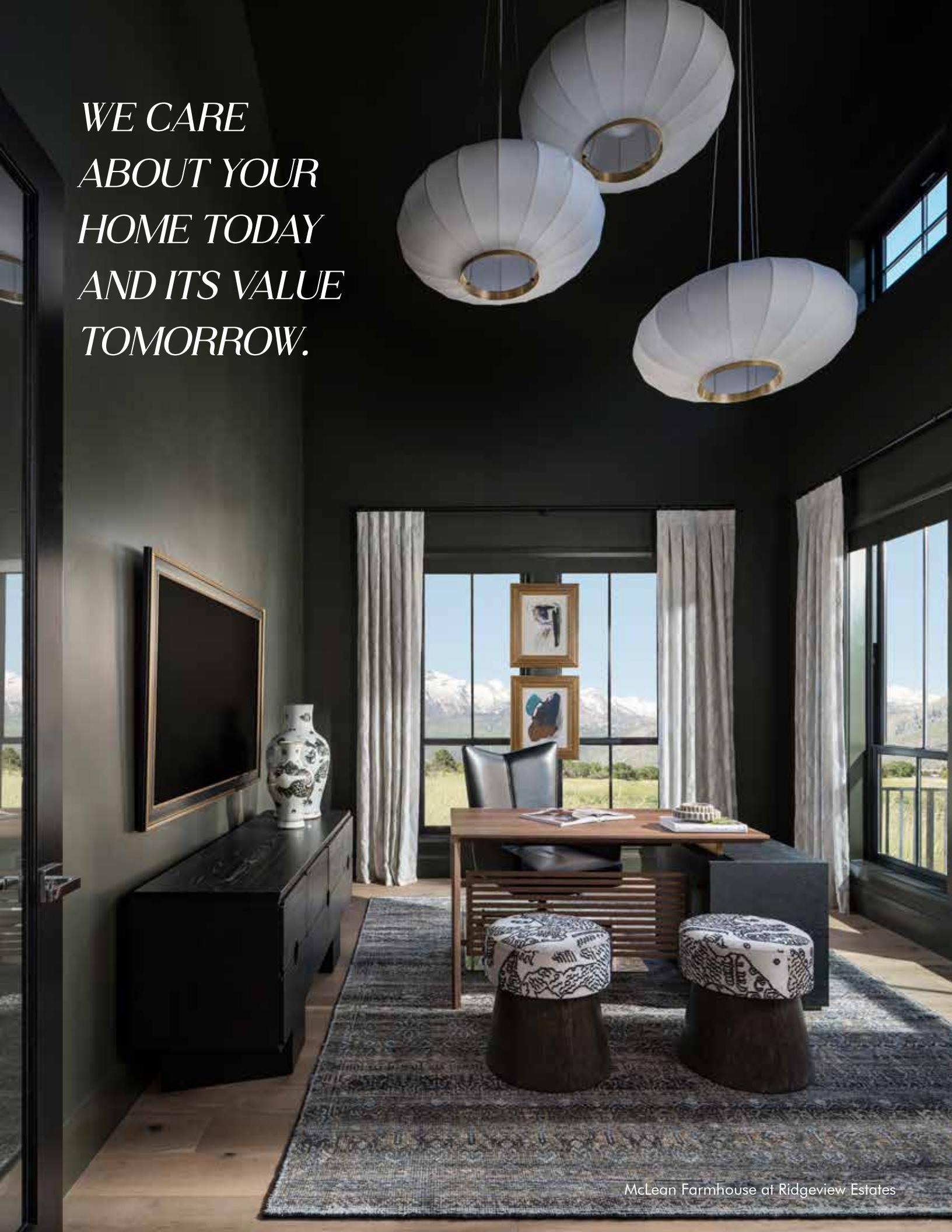


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*WE CARE
ABOUT YOUR
HOME TODAY
AND ITS VALUE
TOMORROW.*





Butler Traditional at Butler Hills

ONE-STORY HOMES

Single-level design, multi-level charm.





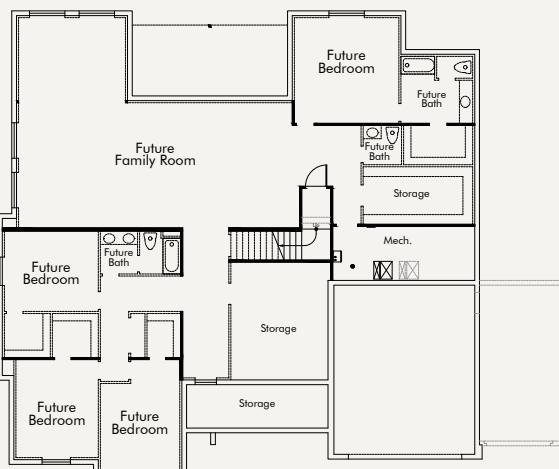
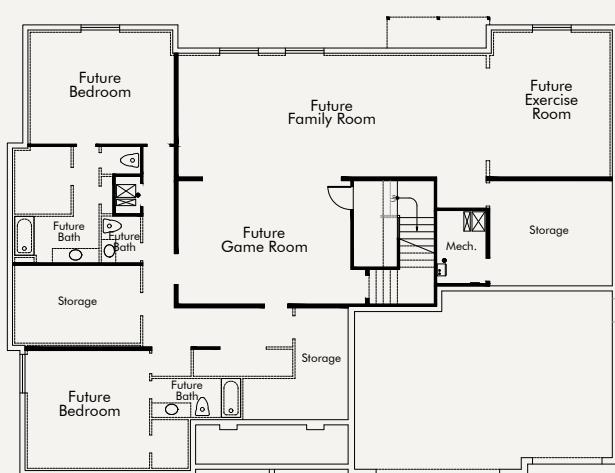
Butler (Traditional)

Total finished sq. ft.: 3,554
 Total unfinished sq. ft.: 3,460 Total sq. ft.: 7,014
 Bedrooms: 1 Bathrooms: 1 1/2
 Width: 79'-0" Depth: 59'-6"



Belmont (Traditional)

Total finished sq. ft.: 3,218
 Total unfinished sq. ft.: 3,344 Total sq. ft.: 6,562
 Bedrooms: 3 Bathrooms: 3 1/2
 Width: 68'-0" Depth: 66'-0"



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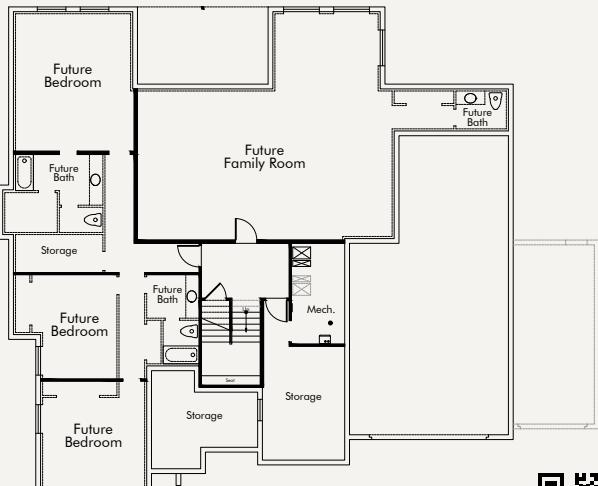
Concord (Traditional)

Total finished sq. ft.: 3,044
 Total unfinished sq. ft.: 3,058 Total sq. ft.: 6,102
 Bedrooms: 2 Bathrooms: 2 1/2
 Width: 72'-0" Depth: 68'-0"



Charleston (Traditional)

Total finished sq. ft.: 2,758
 Total unfinished sq. ft.: 2,924 Total sq. ft.: 5,682
 Bedrooms: 1 Bathrooms: 1 1/2
 Width: 73'-6" Depth: 70'-0"
 Model available to tour in Heber



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Oakmont (Traditional)

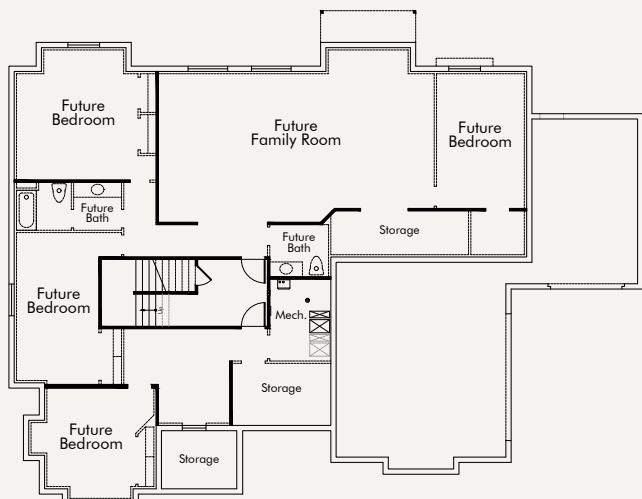
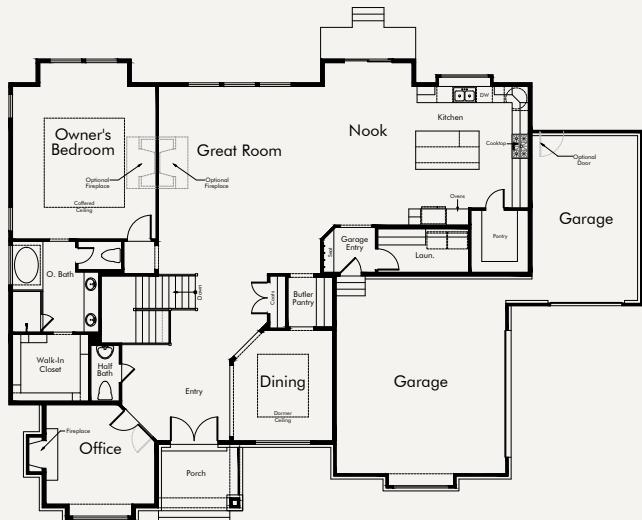
Total finished sq. ft.: 2,757

Total unfinished sq. ft.: 2,705 Total sq. ft.: 5,462

Bedrooms: 1 Bathrooms: 1 1/2

Width: 80'-0" Depth: 58'-6"

Model available to tour in Heber



Brisbane (Traditional)

Total finished sq. ft.: 2,748

Total unfinished sq. ft.: 2,765 Total sq. ft.: 5,513

Bedrooms: 2 Bathrooms: 2 1/2

Width: 71'-0" Depth: 69'-6"



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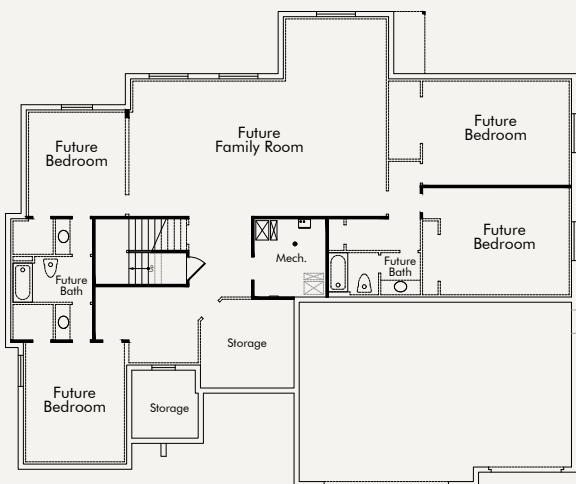
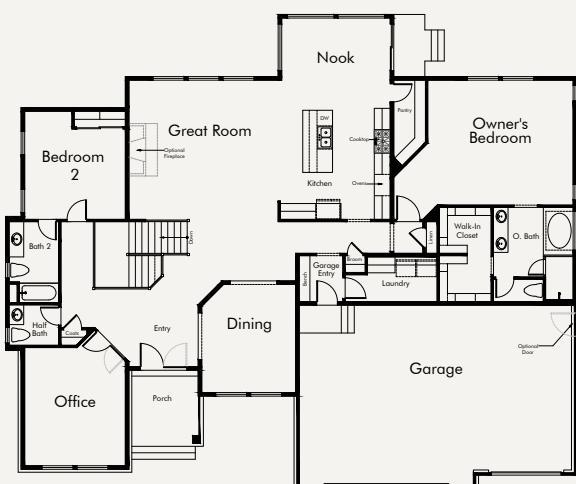


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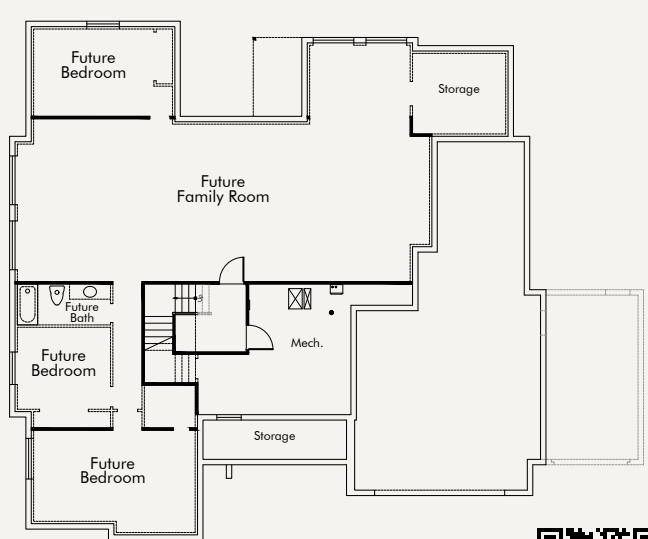
Sorrento (Traditional)

Total finished sq. ft.: 2,740
 Total unfinished sq. ft.: 2,809 Total sq. ft.: 5,549
 Bedrooms: 2 Bathrooms: 2 1/2
 Width: 73'-6" Depth: 61'-2"



Ontario (Farmhouse)

Total finished sq. ft.: 2,649
 Total unfinished sq. ft.: 2,650 Total sq. ft.: 5,299
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 66'-0" Depth: 64'-0"



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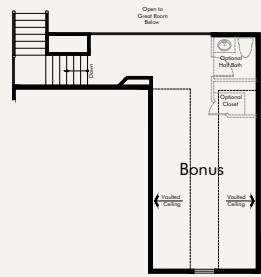
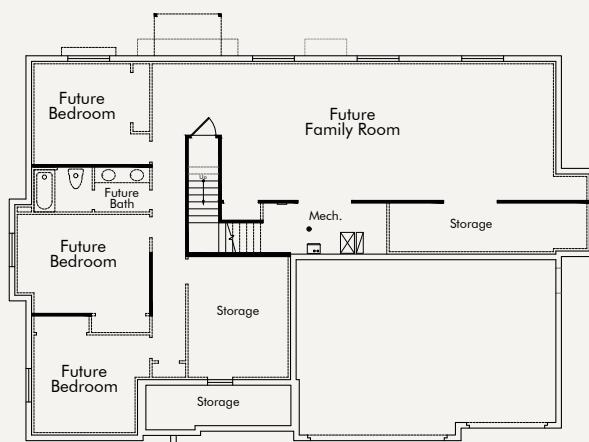
Creighton (Farmhouse)

Total finished sq. ft.: 2,640

Total unfinished sq. ft.: 2,285 Total sq. ft.: 4,925

Bedrooms: 3 Bathrooms: 2 1/2

Width: 70'-0" Depth: 46'-5"



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Alexandria (Farmhouse)

Total finished sq. ft.: 2,443

Total unfinished sq. ft.: 2,648 Total sq. ft.: 5,091

Bedrooms: 1 Bathrooms: 1 1/2

Width: 70'-0" Depth: 65'-0"

Model Coming Soon to tour in Holladay



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Raleigh (Traditional)

Total finished sq. ft.: 2,330

Total unfinished sq. ft.: 2,213 Total sq. ft.: 4,543

Bedrooms: 2 Bathrooms: 2 1/2

Width: 53'-0" Depth: 61'-6"

Model available to tour in Draper



Murano (Traditional)

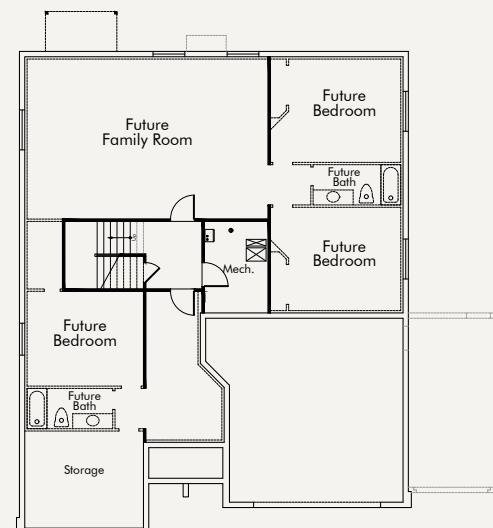
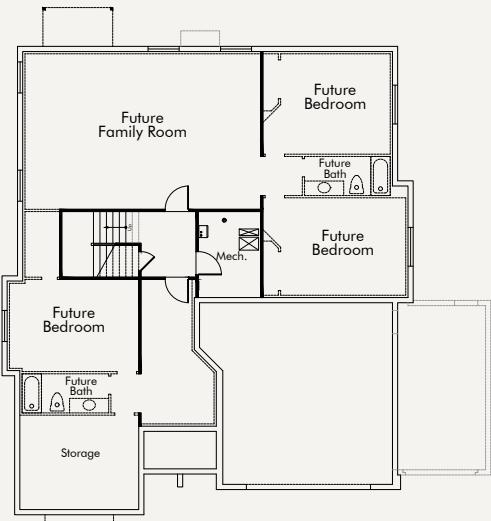
Total finished sq. ft.: 2,259

Total unfinished sq. ft.: 2,159 Total sq. ft.: 4,418

Bedrooms: 2 Bathrooms: 2 1/2

Width: 49'-0" Depth: 60'-5"

Model available to tour in Clinton



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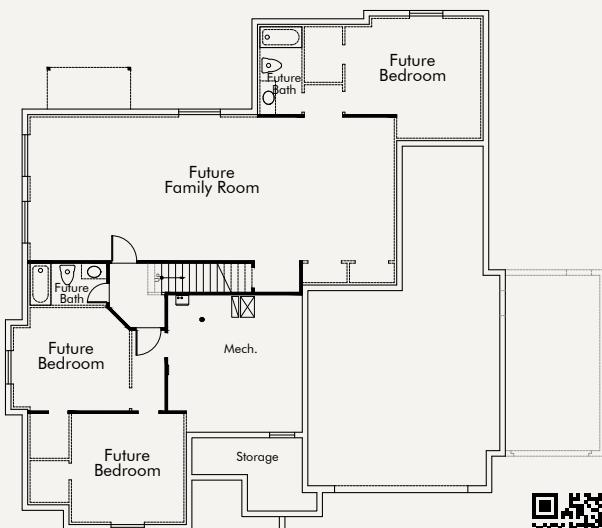


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Flagstaff (Farmhouse)

Total finished sq. ft.: 2,234
 Total unfinished sq. ft.: 2,270 Total sq. ft.: 4,504
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 60'-0" Depth: 62'-5"

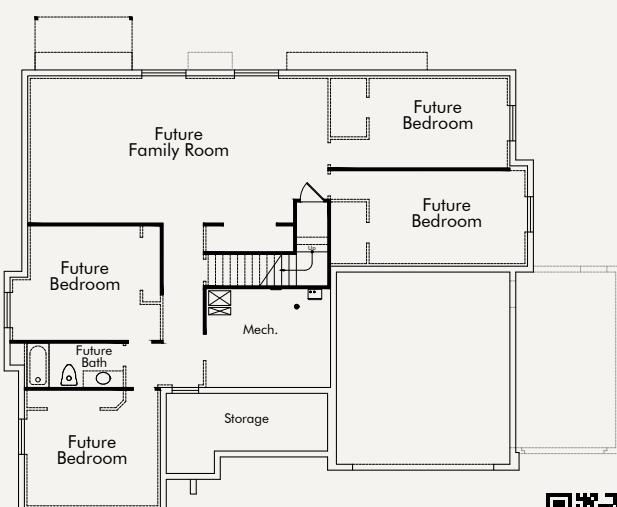


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Carlisle (Traditional)

Total finished sq. ft.: 2,103
 Total unfinished sq. ft.: 2,182 Total sq. ft.: 4,285
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 60'-0" Depth: 53'-6"

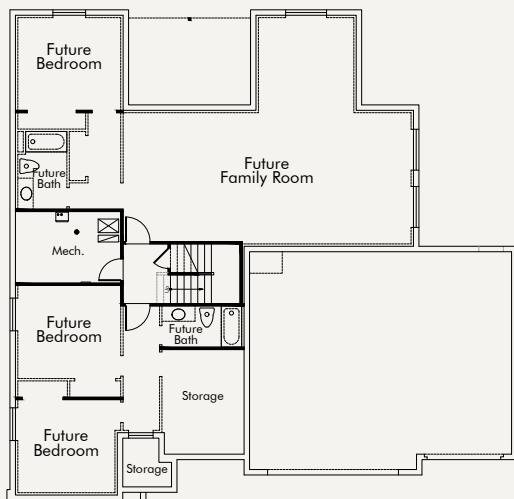


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DaVinci (Traditional)

Total finished sq. ft.: 2,068
 Total unfinished sq. ft.: 2,021 Total sq. ft.: 4,089
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 62'-0" Depth: 60'-8"



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Monterey (Traditional)

Total finished sq. ft.: 2,019
 Total unfinished sq. ft.: 1,978 Total sq. ft.: 3,997
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 55'-0" Depth: 52'-0"



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 & View Virtual Tour



Tivoli (Traditional)

Total finished sq. ft.: 1,977

Total unfinished sq. ft.: 2,034 Total sq. ft.: 4,011

Bedrooms: 3 Bathrooms: 2 1/2

Width: 59'-0" Depth: 50'-0"



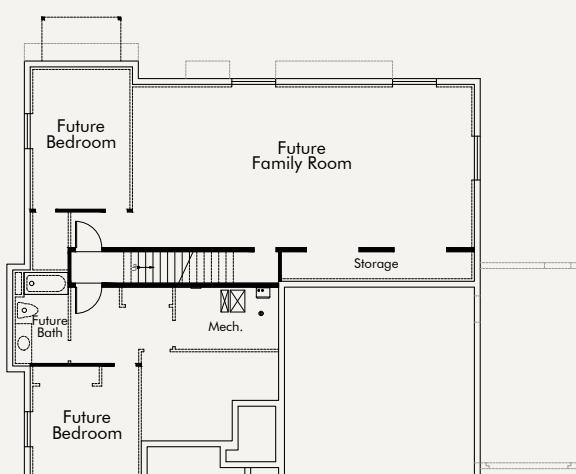
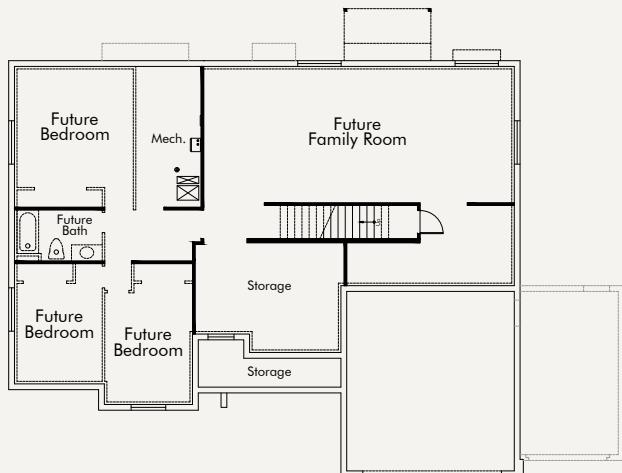
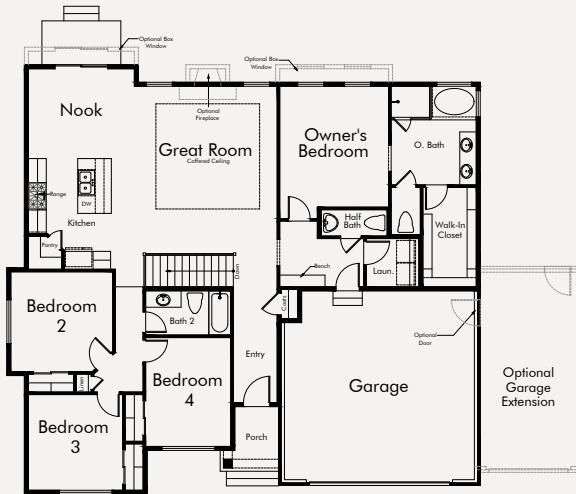
Torino (Farmhouse)

Total finished sq. ft.: 1,905

Total unfinished sq. ft.: 1,841 Total sq. ft.: 3,746

Bedrooms: 4 Bathrooms: 2 1/2

Width: 54'-0" Depth: 49'-0"



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ADU POSSIBILITIES

ADU = Accessory Dwelling Units

Now with Home+ by Ivory Homes, an ADU can be seamlessly planned and constructed within your new home, in a detached garage, or an accessory building. Perfect for the homebuyer who needs more room for guests, wants to provide support for an aging or returning family member, or desires to generate rental income.

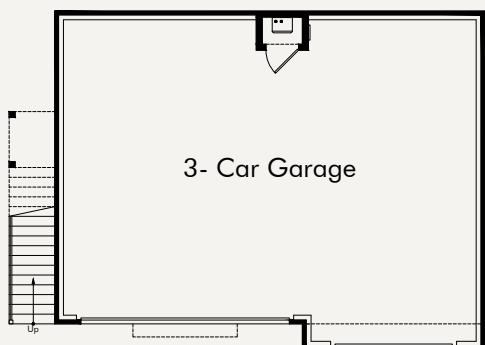
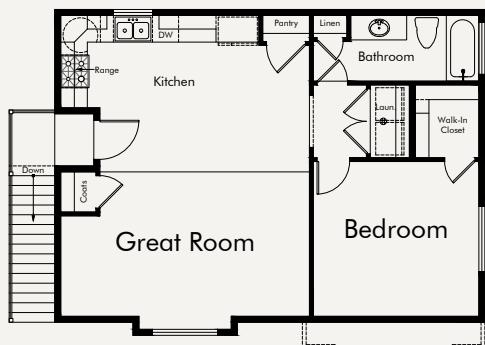


Detached Garage with ADU

Total finished sq. ft.: 788

Width: 36'-6" Depth: 26'-0"

Model available to tour in West Bountiful



ADU at Belmont Farms in West Bountiful



Butler Traditional at Butler Hills

Home Warranty

With one of the best home warranties in the industry, Ivory Homes offers customers peace of mind with a warranty that covers:

1-YEAR: Materials and Workmanship

2-YEARS: Mechanical, Electrical, and Plumbing Systems

10-YEARS: Structural Integrity

Homes made Smarter & Stronger

Enjoy the convenience of having a home that's pre-wired and ready for new home automation, from additional Wi-Fi access points to doorbell cameras.

We recommend several Smart Home options below. See sales consultants for details.



Whole-House Connectivity

Add a Smart Home System to connect all of your devices seamlessly through Brilliant Smart Home.



Location-based Geo-Services

Offering responsiveness based on your location, this add-on feature automatically adjusts your thermostat, sends alerts if you forget to arm your security system and more!



Easy Control

Manage your wired home from your favorite smart device! The Smart Home System powered by Brilliant Smart Home allows you to set controls from your Apple, Amazon or Google device.



Intelligent Lighting

Schedule when your lights turn on and off based on your schedule.



Smart Locks

Get visibility and control for your home's access points with seamlessly integrated door locks.



Doorbell Camera

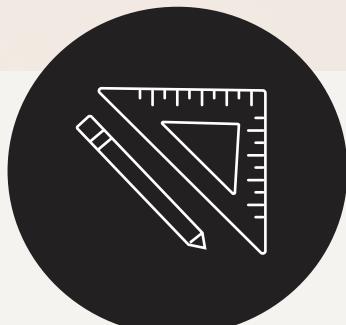
Ring at the door? Just glance at your phone to see and speak to anyone who knocks regardless of whether or not you're home.

Upgrade to any of these features:

- Monitored Security System
- Distributed Audio
- Video Surveillance
- Sprinkler System Control
- Garage Door Control
- Permanent LED Holiday Lighting

The Home Buying Process

When you build your new home with Ivory, our experienced team is beside you every step of the way. From the build process, to selling your current home and buying your new home. Ivory Homes' Sales Professionals and partners are here to help.



PLANNING

- Initial Deposit
- Loan Application
- Color Selection
- Pre-Construction Meeting & Construction Deposit



CONSTRUCTION

- Permits & Engineering
- Construction Begins
- 4-way Walk-through
- Final Inspection (City/Bank/Ivory Homes)
- New Home Orientation (At least two days before closing)



CLOSING

- Closing at Title Company
- Recording
- MOVE IN! (Keys are available after recording)



WARRANTY

- Every Ivory Home comes with a 10-year limited home warranty, one of the best in the industry.



Lower Costs. Better Rates.

Momentum offers great rates to their customers. Low rates are part of their DNA, but Momentum is more than just great rates. They make your loan process so easy you will want to come back and do another! See what they have to offer at www.momentumloans.com. NMLS#1606597

Fast Credit Repair*

We don't want anything standing between you and your new home. That's why Ivory works with great partners that offer credit repair for buyers who need help qualifying for or obtaining a better interest rate.



We will help you sell your existing home and save you thousands.*

Smart Move Guarantee picks the top Realtor in your area, giving you the best chance to sell your existing home for the most money and in the least amount of time. The best part is once you've closed on your new home, you'll receive a commission refund of up to 3% that can be used toward your new home down payment or closing costs.

Learn more at www.ivoryhomes.com/smart-move-guarantee

* Each company provides services independent of Ivory Homes and these services may change without notice. Please see an Ivory Sales Consultant for information about these service providers.

38 Signature Communities

SALT LAKE COUNTY CONTINUED

Hidden Oaks

13174 S Twisted Oak Drive, Herriman
801-307-6053

Beautiful Foothills Lots

WEBER COUNTY

Weber View

298 W 3100 N, Pleasant View
385-289-2937

Luxury Homes with Mountain Views

Haven Parkway

1789 Prevadel Dr, West Haven
801-985-2200

One Acre Estate Lot Left

DAVIS COUNTY

Cranefield Estates

2277 N 3600 W, Clinton
801-546-2700

Pools, Parks and Golf Course

Legacy Park Estates

1116 W 2325 S, Syracuse
801-440-0880

1/4-1/2 Acre Next to Park

Orchard Ridge

1378 E Orchard Ridge Ln, Kaysville
385-888-7065

East Foothills with Views

Crested Peaks - NEW

479 W. Summit Lane, Kaysville
801-440-0880

1/2 Acre Country Lots

Pintail Estates - NEW

40 S. Preston Street, Kaysville
801-440-0880

2 Estate Lots Left

Belmont Farms

401 N. 1450 W., West Bountiful
801-755-0300

Country Quiet Large Lots

SALT LAKE COUNTY

Charleston Place - NEW

5880 S. Highland Dr., Holladay
385-257-7230

Many East Side Lots Available

Holladay Peaks - NEW

4930 Westmoore, Holladay
385-257-7230

Many East Side Lots Available

Cottonwood Canyon Cove - NEW

3625 Doverhill Dr,
Cottonwood Heights
385-257-7231

Close to Little & Big Cottonwood Canyons

Butler Hills

7478 S. Orion View Circle,
Cottonwood Heights
385-257-7231

Cul-De-Sac Lots with Amazing Views

Little Cottonwood Estates - NEW

3170 E. Little Cottonwood Rd., Sandy
385-257-7231

COMING SOON

Bainbridge

Pioneer Rd. 1015 E, East Draper
385-257-7232

Near Library and City Park

Big Willow Creek

11629 S Engelmann Drive, Draper
801-964-2000

126 Luxury Homes with
Easy Access To I-15

Dry Creek Highlands

8718 S Rock Lake Court,
West Jordan
801-282-6298

Large Cul-De-Sac Lots on Trail System

UTAH COUNTY

Holbrook Farms

2856 N 3550 W, Lehi
801-766-1011

Across from Thanksgiving Point

Ridgeview Estates

9869 N Willowbank Dr, Highland
801-753-7200

With Murdock Trail Access

Anderson Farms

567 N Hampton Ln, Lindon
801-763-7222

Easy Access, Next To Park

Overland

6417 Vernon Dr, Eagle Mountain
801-664-3033

Close to Schools, Parks and Club House

Carrara Villas - NEW

1145 N. 400E., Orem
385-265-4432

COMING SOON

Broadview Shores

1417 N 3400 W, Provo
801-878-3141

Next to New Provo High

Tanner Flats - NEW

820 S Tanner Road, Santaquin
801-699-5205

Large Lots & 3-Car Garages

TOOELE

Sagewood Village

13174 S Twisted Oak Drive,
Stansbury Park
435-843-9800

Premier Master Planned Community

Northstar Ranch - NEW

537 W Coyote Ridge Rd, Grantsville
801-544-3645
1,500 Lots - Beautiful Valley Views

SUMMIT

Park City Heights

2710 Ledger Way, Park City
435-657-0444

Mountain Lifestyle and
Award Winning Schools

Stewart Ranches

1683 Rocky Mountain Wy, Francis
801-834-4755

Access to World Class Snowmobiling

Countryside - NEW

1400 S. Hoytsville Rd., Hoytsville
385-381-7004
COMING SOON

Red Hill - NEW

Coalville
385-381-7004
COMING SOON

WASATCH

Coyote Ridge

1948 N Ostler Peak Road, Heber
801-270-4282

East of I-40 and Northeast of Town

Beaufontaine

427 S 1850 East, Heber
801-826-3995
South of Red Ledges

Christensen Farms

1622 S 2400 E, Heber
801-456-7862

Acre Lots with Great View
of Timpanogos

ALSO SEE OUR VACATION HOME OPPORTUNITIES IN SOUTHERN UTAH

Sendera At Sienna Hills

2292 Arena Roja Dr, Washington
435-986-6900
Great Pool and Nightly Rentals

Paseos At Sienna Hills

1083 N Verda St, Washington
435-986-6900
Great Pool and Nightly Rentals

Shooting Star

1552 E Toliman Way, Washington
435-986-9600
1/4 Acre Lots with Amazing Views

Avenidas At Hidden Valley

52 E Dakar Lane, St. George
435-986-6900
Club Amenities and City Park

Lakeside At Desert Sands

4648 W 2820 S, Hurricane
435-986-6900
Next to Sand Hollow State Park

DESIGN CENTERS

Davis County Office & Design Center

1195 Park Lane
Farmington, UT 84025
Phone: 801-499-5991

Salt Lake City Office & Design Center

970 E. Woodoak Lane
Salt Lake City, Utah 84117
Phone: 801-747-7000

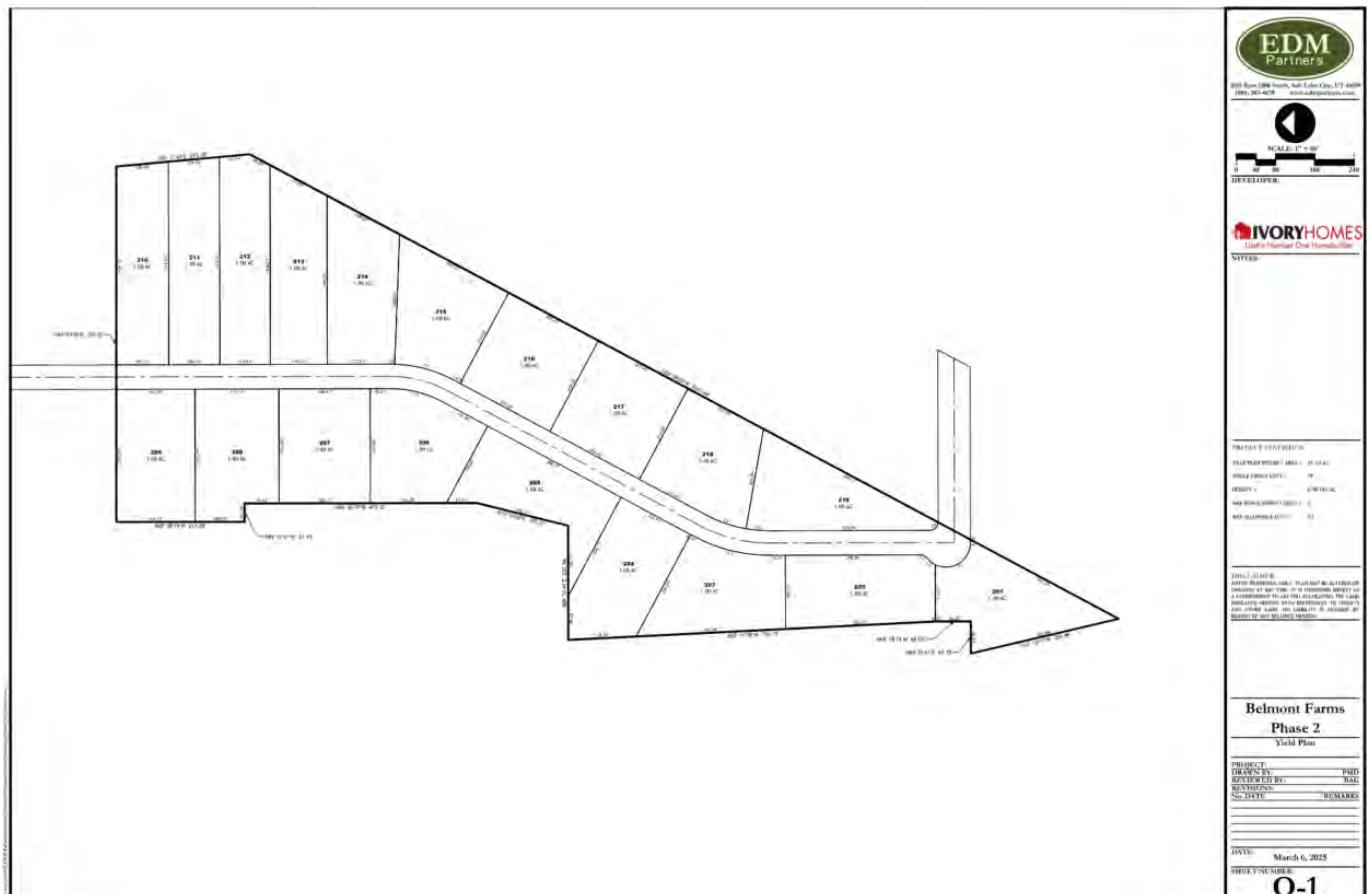
Utah County Office & Design Center

3340 N. Center Street
Lehi, Utah 84043
Phone: 801-407-6891

St. George Office & Design Center

1611 E. 2450 S., #4A
St. George, Utah 84790
Phone: 435-986-6900

Appendix C - Yield Plan



Appendix D- Draft Development Agreement

After recording, please send to:

West Bountiful City
550 North 800 West,
West Bountiful, Utah 84087

Affected Parcel No(s):060310035, 060310037₁

BELMONT FARMS 2A AND 2B DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is between the West Bountiful City, a Utah municipal corporation ("City") and Ivory Development, LLC, a Utah limited liability company ("Developer"). City and Developer are jointly referred to as the "Parties" and each may be referred to individually as "Party."

RECITALS

WHEREAS, Developer owns certain real property identified as Davis County Assessor Parcel Number(s): 060310035, 060310037, which are specifically described in attached Exhibit A (the "Property"); and

WHEREAS, the Property is subject to the land use authority of West Bountiful City and is located approximately at 400 North 1500 West; and

WHEREAS, the Property is currently zoned A-1, with a future land-use designation of Planned Unit Development (PUD); and

WHEREAS, Developer desires to develop the Property as a project to be known as Belmont Farms (the "Project") consistent with the concept plan attached as Exhibit B (the "Concept Plan"), and

WHEREAS, Developer has submitted, and City has reviewed, the application package, including this Agreement, pursuant to the requirements of the City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements; and

WHEREAS, the City Council of the City of West Bountiful (the "City Council"), acting pursuant to its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and the West Bountiful Municipal Code (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has elected to exercise its legislative discretion to enter into this Agreement; and

WHEREAS, Developer and City acknowledge that the development and improvement of the Property pursuant to this Agreement provide certainty useful to the Developer and to City in ongoing and future dealings and relations among the Parties pertaining to the development of the Project; and

NOW THEREFORE, based on the foregoing recitals and in consideration of the mutual covenants and promises contained and set forth herein, the Parties agree as follows:

TERMS

A. **Recitals; Definitions.** The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the

meaning ascribed to such term in the City Code.

B. Enforceability. City and Master Developer represent that they have the legal authority to enter into and perform their respective obligations under this Agreement and that City has determined that this Agreement effectuates public purposes, objectives and benefits. The City's Applicable Law and this Agreement will govern City and Developer with respect to development of the Project. City's enactment of the ordinance approving this Agreement, and entering into this Agreement, are legislative acts allowed and authorized by Utah Code Ann. § 10-9a-101, et seq., including specifically Utah Code Ann. § 10-9a-102(2).

C. Project Vesting. City and Developer intend that this Agreement confirms that the Project is vested in accordance with this Agreement. By way of further clarification, the Project is vested with the right to develop and locate on the Property the uses, designs, and densities set forth in this Agreement, and to develop in accordance with dimensional requirements as allowed by Applicable Law. The Property is also vested with access to all publicly dedicated roads which adjoin or traverse any portion of the Property. The Parties intend that the rights granted to and the obligations of the Project hereunder are contractual and constitutional vested rights and include the rights that exist as of the Effective Date under statute, common law and at equity.

D. Effective Date. This Agreement is effective on the date the last party executes this Agreement as indicated by the date stated under that party's signature line (the "Effective Date").

E. Applicable Law, Interpretation. The rules, regulations, official policies, standards and specifications applicable to the development of the Project (the "Applicable Law"), including the applicable City ordinances, resolutions, state law, and federal law, shall be those in effect as of _____, the date of the filing of the complete Application. However, notwithstanding the foregoing, any person applying for a building permit within the Project shall be subject to the building, electrical, mechanical, plumbing, and fire codes, and other City ordinances relating to the placement and construction of the proposed structure, that are in effect at the time the person files with City a completed application for building permit. To the extent that this Agreement and the Plan are silent as to any matter pertinent to the development of the Project, the Parties rights and obligations shall be controlled by the Applicable Law. To the extent that a provision of this Agreement, its exhibits and the ordinance enacting the Agreement conflicts with a City ordinance, regulation, resolution, policy, design criteria or condition imposed in connection with approval of the Conceptual Plan, the provisions of this Agreement and/or the Conceptual Plan shall apply.

F. Conflicting Terms. Conflicting Terms. Except as otherwise specifically and clearly stated herein, the Development Documents and additional documents or agreements that may be entered by or among the Parties which govern the development of the project are to be interpreted to be complimentary to one another. However, should a conflict exist among the Development Documents, the hierarchy of governing provisions shall be as follows:

- a. This Agreement (other than the Exhibits), and
- b. The ordinance adopting this Agreement;
- c. The Exhibits to this Agreement; and
- d. Applicable Law, as defined herein.

G. Developer Obligations.

- a. **Uses.** Developer shall develop and use the Property in accordance with the Concept Plan. The Project's use shall be exclusively residential. Non-residential

structures are not anticipated and will be allowed only if they are compliant with the City Code and are complementary to the surrounding architecture in terms of scale, massing, roof shape, exterior materials, etc.

b. Density. The overall density of the Project shall average 1.08 units per acre. The project will not exceed 19 residential lots, none of which shall be less than .59, with an average density of 1.11 units per acre.

c. Architecture. Mirroring home plans for properties that are either adjacent to one another or directly across the street is strictly prohibited. A variety of elevations, roof types, colors, materials, and other architectural features will be used to greatly reduce the impression of repetition. All homes within the development will be constructed using high-quality, upgraded materials. At least 80% of each home's exterior will be composed of durable, attractive hard surface materials such as brick, stucco, stone, stacked stone, simulated/composite wood concrete siding, or similar material.

d. Open Space. The project shall include no less than 1.25 acres of open space. The open space shall be maintained by the homeowner's association.

e. Parking. Each dwelling will include at least a two-car garage and a driveway large enough to park at least two cars. Where practical, builder will create solutions to minimize the appearance of garages such as carriage door style, including windows in garage doors, or painted garage door. Every homeowner will be granted the option to incorporate RV pads into their individual lot design. However, to maintain the aesthetic appeal of the neighborhood, any parked RVs must be positioned behind the front plane of the house, effectively minimizing their visibility from the street.

f. Exclusive Residential Use: Non-residential structures are not anticipated and will be allowed only if they are compliant with the City's municipal code and are complementary to the surrounding architecture in terms of scale, massing, roof shape, exterior materials, etc.

g. Streets. A street cross section is attached as Exhibit C.

h. Access. Vehicular access to Belmont Farms 2A will be provided at 400 North. Ivory Development requesting temporary access through West Bountiful Property located north of Phases 2A and 2B that will connect to 1200 North. Temporary access will be constructed with phase 2B. **See Exhibit D.**

i. Infrastructure. Developer shall install the subdivision infrastructure detailed on Exhibit E.

j. Design Flexibility. Developer shall have the right to modify the requirements of the A-1 Zone as shown on the Conceptual Plan. These modifications include but are not limited to the following:

1. Lot Size. - The lots sizes shown on the Conceptual Site Plan are proposed as small as 0.59 acres. The average lot sizes for both 2A and 2B are .85 acres. The biggest lot in this proposed phase is 1.50 acres. **See Exhibit B**

H. Minor Changes. The Planning Department, after conferring with the City Manager, may approve minor modifications to the Developer Obligations in Section G which are necessary or advantageous in facilitating more desirable function and aesthetics of the Project.

I. City Obligations. City shall review development applications with respect to the Property in a timely manner, consistent with City's routine development review practices and in accordance with all applicable laws and regulations.

J. Vested Rights and Reserved Legislative Powers.

a. **Vested Rights.** Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Project during the term of this Agreement in accordance with: (i) the A1 Zone designation as modified by the PUD overlay; (ii) the City Code in effect as of _____; and (iii) the terms of this Agreement.

a. **Reserved Legislative Powers.** The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City all police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation may not be applied to modify the vested rights of the Developer under this Agreement, including but not limited to the uses, densities, and configurations described in this Agreement and the Conceptual Plan, provided, however, nothing in this Agreement shall prohibit the City to act based on facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah as described in the Utah Supreme Court case of *Western Land Equities*. Unless in good faith the City declares an emergency, prior written notice of such shall be given to the public generally; if requested by Developer in writing, r Developer shall be given an opportunity to be heard, in addition to other members of the public, with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

a. Term. This Agreement shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this Agreement shall not extend further than a period of ten (10) years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

K. General Provisions.

a. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either Party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least ten days before the date on which the change is to become effective:

If to Developer: Ivory Development, LLC
Attn: Skylar Tolbert
978 Woodoak Lane, SLC UT 84117
skylart@ivorydevelopment.com

b. Mailing Effective. Notices given by mail shall be deemed delivered

seventy-two hours following deposit with the U.S. Postal Service in the manner set forth above.

c. Recordation. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Developer. Each commitment and restriction on development set forth herein shall be a burden on the real property constituting the Project, shall be appurtenant to and for the benefit of City and shall run with the land. Likewise, any right of the Developer set forth herein shall inure to the benefit of any assignee and/or transferee of this Agreement unless specifically otherwise agreed to in writing by the City at the time of such assignment or transfer by the Developer.

d. No Waiver. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

e. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

f. Authority. The Parties to this Agreement represent that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and City warrant to each other that the individuals executing this Agreement on behalf of their respective Party are authorized and empowered to bind the Party on whose behalf each individual is signing. Developer represents to City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of this Agreement as of the Effective Date.

g. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by City for the Property contain the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions.

h. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of

the Parties or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

i. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

j. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

k. Remedies. If either Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.

l. Attorney's Fees and Costs. If either Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

m. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

n. No Third Party Rights. The obligations of Developer and City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

o. Assignment. The rights and responsibilities of Developer under the Agreement may not be assigned in whole or in part by Developer without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed. Any assignee shall consent in writing to be bound by the assigned terms and conditions of the Agreement as a condition precedent to the effectiveness of the assignment. Sale of lots shall not be deemed to be an "assignment."

p. No Agency Created. Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

To evidence the Parties' agreement to this Agreement, each Party has executed it on the date stated under that Party's name, with this Agreement being effective on the date stated in Section C.

[SIGNATURE PAGE FOLLOWS]

CITY OF WEST BOUNTIFUL

Approved as to form:

Signature: _____

By: _____

Office of the City Attorney

Its: _____

Date: _____

State of Utah)
 :ss

County of Salt Lake)

On this _____ day of _____, 20_____, personally appeared before me
_____ (name of document signer), whose identity is personally known to
me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that
he/she is the Mayor of the City of West Bountiful and that said document was signed by him/her in
behalf of said Corporation by Authority of its Bylaws or by Resolution, and said
_____ (name of document signer) acknowledged to me that said
Corporation executed the same.

Notary Public

DEVELOPER

_____,

Signature: _____

By: _____

Its: _____

Date: _____

State of _____)

:ss

County of _____)

On this ____ day of _____, 20____., personally appeared before me
_____ (name of document signer), whose identity is personally known to
me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that
he/she is a Manager of _____, a Utah limited liability company, the Manager of
_____, a Utah limited liability company, and that said document was signed by
him/her in behalf of said limited liability company by authority of its Operating Agreement or by
Resolution, and said _____ (name of document signer) acknowledged to
me that said limited liability company executed the same.

Notary Public

EXHIBIT A

BELMONT FARMS PHASES 2A AND 2B BOUNDARY DESCRIPTIONS

PHASE 2A

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UTAH POWER AND LIGHT COMPANY, SAID POINT BEING N00°18'31"E 1315.75 FEET AND N90°00'00"W 523.85 FEET FROM THE CENTER OF SAID SECTION 23 AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S28°08'00"W 1455.67 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N13°13'11"W 309.48 FEET; THENCE N89°51'41"E 65.78 FEET; THENCE N00°08'19"W 66.00 FEET; THENCE N02°51'58"W 756.29 FEET; THENCE N89°51'41"E 232.96 FEET; THENCE N13°59'50"E 192.31 FEET; THENCE N00°08'19"W 186.34 FEET; THENCE S65°20'49"E 237.40 FEET; THENCE S61°52'00"E 50.08 FEET; THENCE S64°42'49"E 210.60 FEET TO SAID EASTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINS 11.12 ACRES IN AREA

ROTATE BEARINGS 0°20'02" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.

PHASE 2B

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UTAH POWER AND LIGHT COMPANY, SAID POINT BEING N00°18'31"E 1315.75 FEET AND N90°00'00"W 523.85 FEET FROM THE CENTER OF SAID SECTION 23 AND RUNNING THENCE N64°42'49"W 210.60 FEET; THENCE N61°52'00"W 50.08 FEET; THENCE N65°20'49"W 237.40 FEET; THENCE N00°08'19"W 287.18 FEET; THENCE S89°51'41"W 37.19 FEET; THENCE N00°08'19"W 261.68 FEET; THENCE N89°59'38"E 725.22 FEET; THENCE S05°17'44"E 273.38 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF UTAH POWER AND LIGHT; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S28°08'00W 554.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.02 ACRES IN AREA

ROTATE BEARINGS 0°20'02" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.

EXHIBIT B

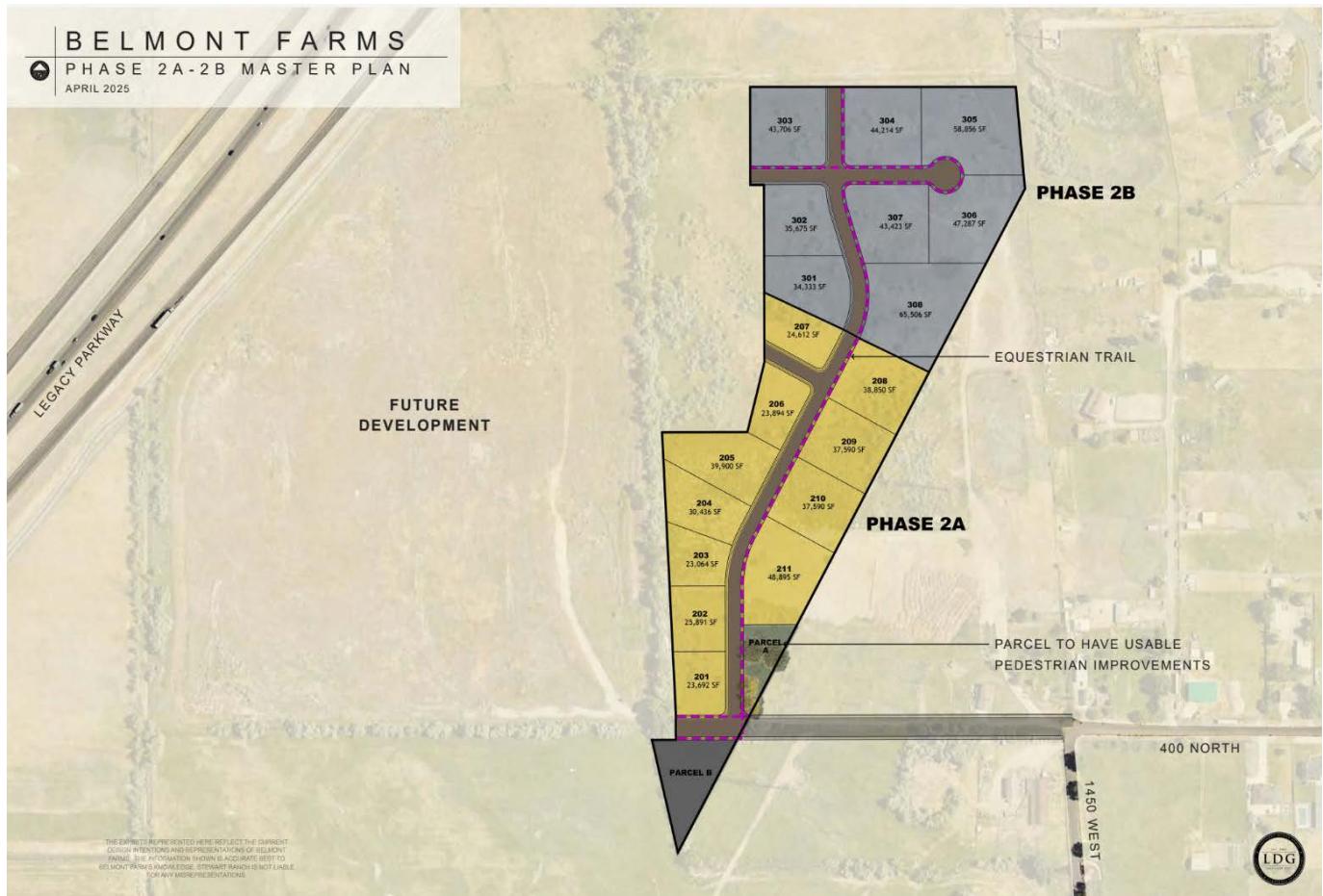
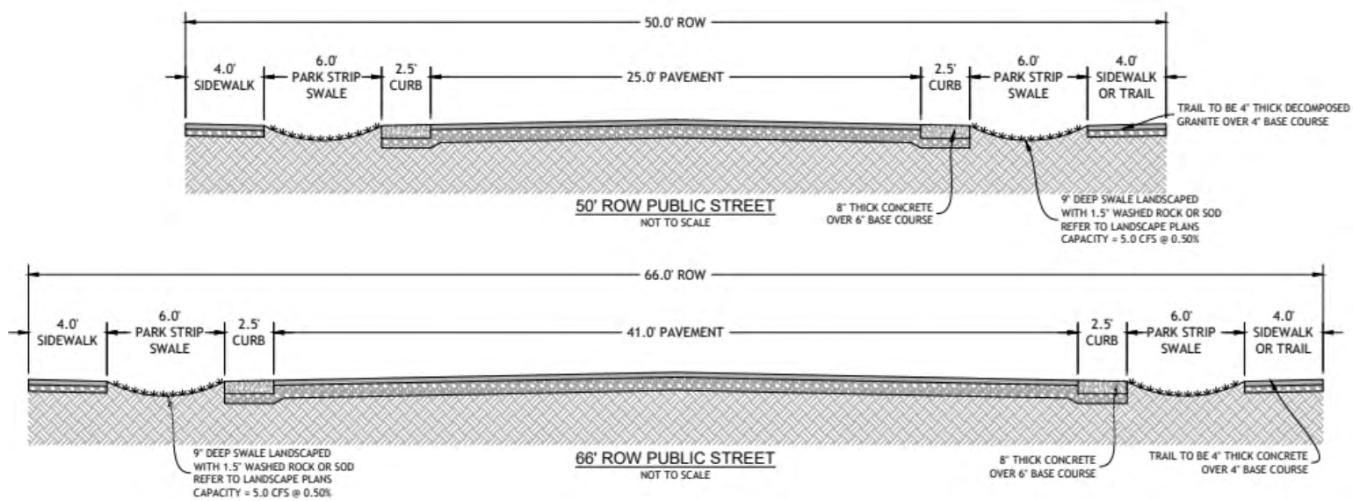
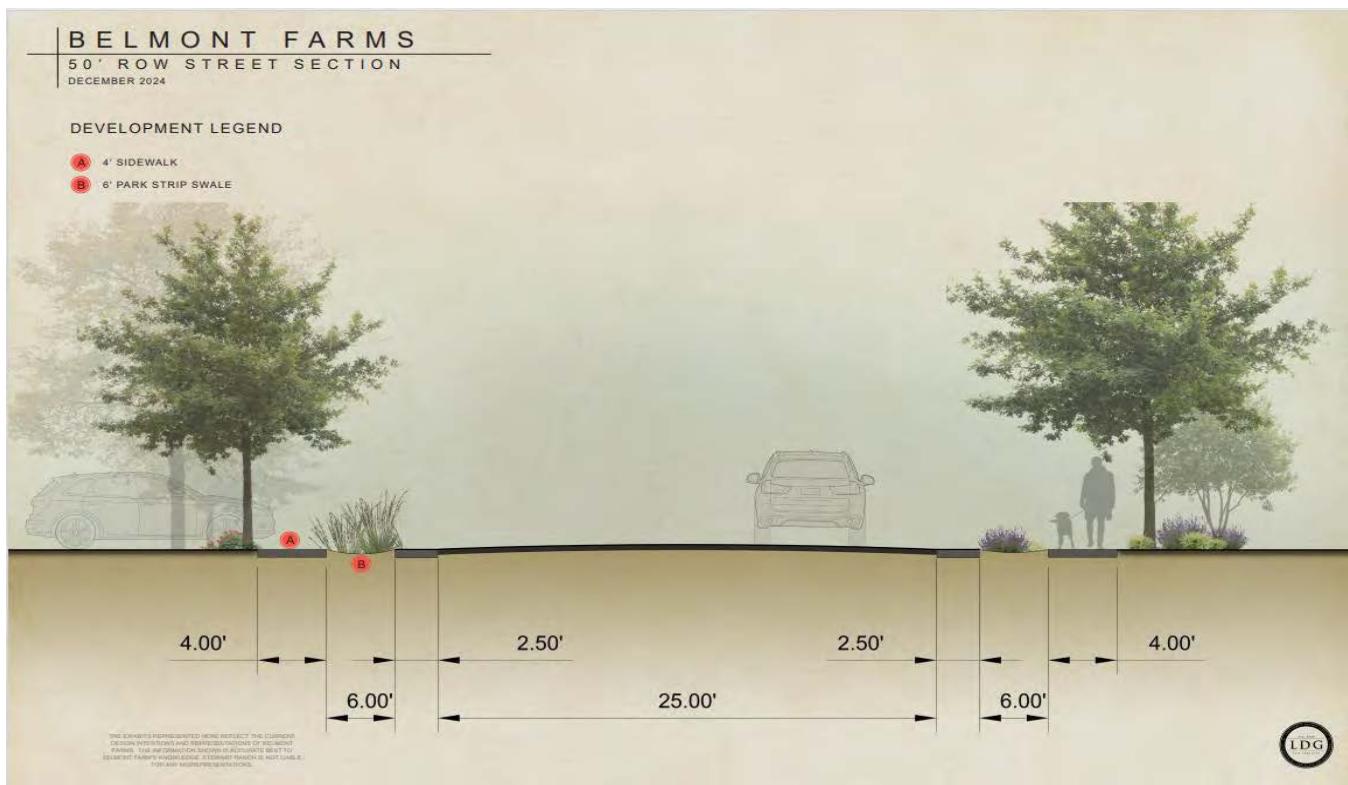


EXHIBIT C
(Street Cross Section)



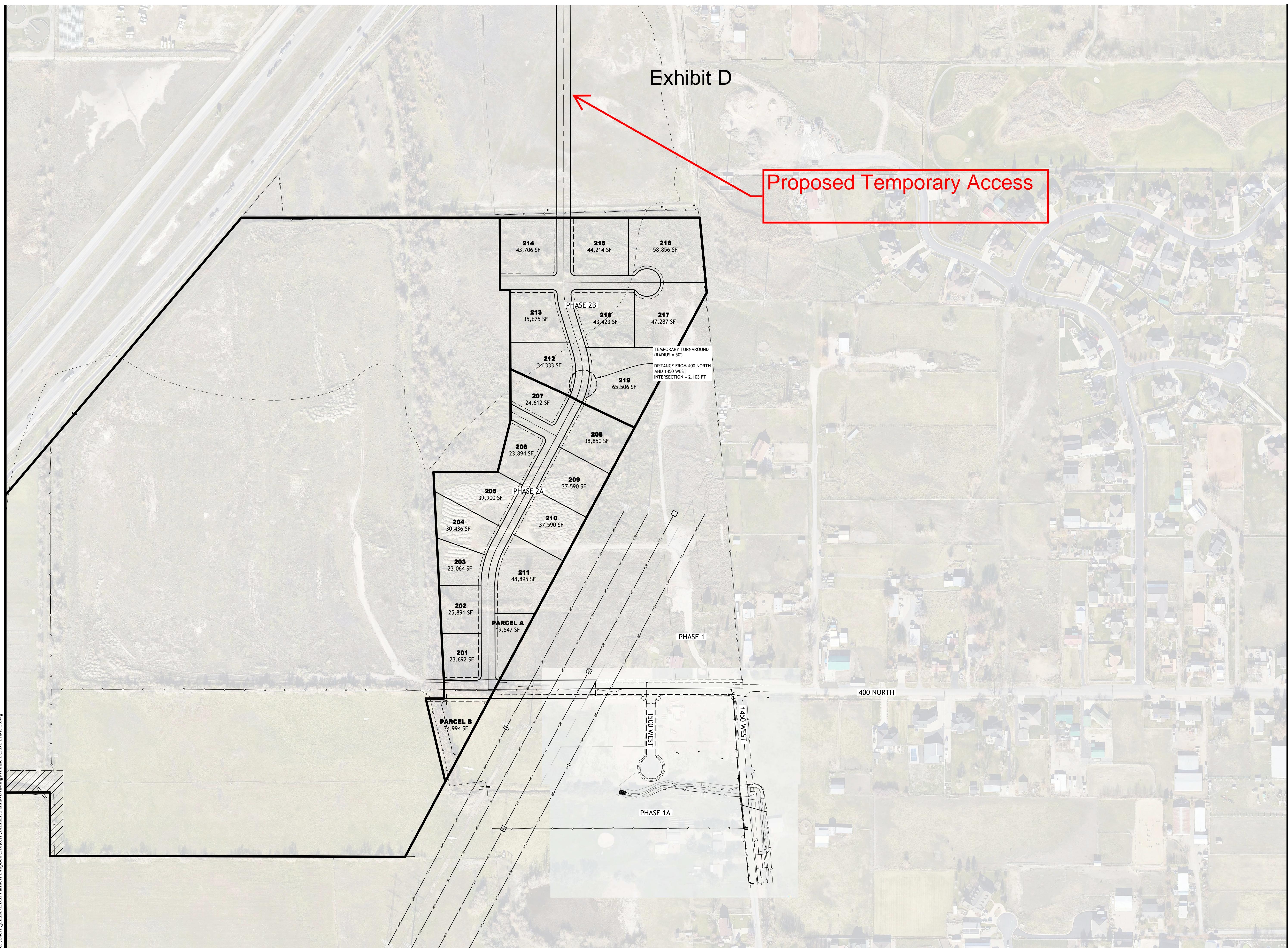


SCALE: 1" = 150'

0 75 150 300 450

DEVELOPER:

NOTES:

 EXHIBIT
DRAWING


**Appendix E - Draft
CCRS**

After recording, return to
Ivory Development, LLC
978 Woodoak Ln.
Salt Lake City, UT 84117

**MASTER DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS, AND
RESERVATION OF EASEMENTS**

FOR

BELMONT FARMS

IN

WEST BOUNTIFUL CITY, UTAH

THIS MASTER DECLARATION INCLUDES IMPORTANT SPECIAL DECLARANT RIGHTS IN SECTION 20, AND IMPORTANT CONFLICT AND LITIGATION AVOIDANCE AND RESOLUTION PROVISIONS, MEDIATION AND ARBITRATION REQUIREMENTS, AND WARRANTY LIMITATIONS AND DISCLAIMERS IN SECTION 21.

MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
BELMONT FARMS

RECITALS

- A. Ivory Development, LLC ("Ivory") is the owner and developer of certain real property located in West Bountiful City, Utah more particularly described on Exhibit A hereto (the "Property"). The Property has been or will be developed as a master- planned development.
- B. The development of the Property and construction of all improvements thereon has been or shall be performed in accordance with that certain development agreement for the Project (known as the Master Development Agreement for Belmont Farms) in West Bountiful City, Utah, dated [REDACTED] and recorded on [REDACTED] as Entry No. [REDACTED], the same may be amended.
- C. Ivory Development, as developer and Declarant, hereby establishes and adopt this Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Belmont Farms, effective as of the date this instrument is recorded with the Office of Recorder for Davis County , Utah, to establish a governance structure and standards and procedures for the development, expansion, administration, maintenance, and preservation of Belmont Farms as a master-planned community.
- D. The Project is a residential master-planned community which includes multiple types of housing and may include recreational amenities. An integral part of the development of the Project is the formation of a master community association, as a Utah nonprofit corporation, to own, operate and maintain various common areas, common elements, and community improvements, and to administer and enforce the Governing Documents consistent with the Utah Community Association Act and the Utah Revised Nonprofit Corporation Act. The Terms and Conditions herein are established for the mutual benefit and burden of the Master Association, present and future Owners, Occupants, Lenders, and others acquiring any interest in the Project.
- E. This Master Declaration is intended and shall run with the land and shall be binding upon the Declarant, and the Owners and their respective successors and assigns, and any other Person that now, or hereafter, has any legal, equitable, or beneficial interest in any portion of the Project. By taking title to a Unit, an Owner joins in and accepts the intent, purpose, and objectives of the Master Declaration and agrees to be bound by it, and acknowledges the benefits received from its existence and from the Declarant's development of the Project and accepts the burdens and responsibilities that accompany these benefits.
- F. Capitalized terms in this Master Declaration are defined in Article 1 herein, or in other

sections of this Master Declaration.

NOW, THEREFORE, for the reasons recited above and subject to the Terms and Conditions set forth below, the Declarant hereby adopts this Master Declaration.

ARTICLE 1 DEFINITIONS

As used herein, unless the context otherwise requires:

- 1.1 "Accessory Structure" shall mean and refer to any detached, subordinate building or structure incidental to the primary residence constructed on the Lot and shall include any shed, shack, detached garage, or other outbuilding that is one hundred twenty (120) square feet or larger.
- 1.2 "Act" shall mean and refer to the Community Association Act codified at Utah Code § 57-8a-101 *et seq.*
- 1.3 "Additional Covenants" shall mean and refer to any additional restrictions, conditions or covenants imposed on a Unit or Owner as part of a Village Sub-Association or as part of a discrete Village within the Project. If the Additional Covenants are more restrictive than the provisions of this Master Declaration, the more restrictive provision shall control. The Master Association shall have standing and authority to enforce any such Additional Covenants.
- 1.4 "Allocated Interest" shall mean and refer to the voting interests in the Master Association and liability for the Common Expenses which are allocated equally among the Units subject to provisions in Sections 6.2(d) and 20.6 herein. Each Unit is allocated one equal vote, subject to the limitations on voting set forth in this Master Declaration and other Governing Documents.
- 1.5 "Articles" shall mean and refer to the Articles of Incorporation or the chartering document of any other legal entity, if any shall be formed for the Master Association.
- 1.6 "Assessment" shall mean and refer to any monetary charge imposed or levied on an Owner by the Master Association as provided for in this Master Declaration and shall include, without limitation, Benefitted Common Area Assessments and Service Area Assessments.
- 1.7 "Benefitted Common Area" shall mean and refer to any real property and improvements designated by the Declarant in a Supplement to Declaration or Plat or in another recorded instrument (which designation is made in the sole and absolute discretion of the Declarant) as Benefitted Common Area which is assigned for the purpose of exclusive use and/or the obligation to pay Benefitted Common Area Assessments attributable thereto, to one or more but less than all the Units within the Project and which is or will be conveyed to the Master Association or as to which the Master Association will be granted the rights and obligations for primarily the benefit of a particular Village or Villages within the Project. The Supplement to Declaration, Plat or other recorded instrument establishing the Benefitted Common Area shall identify the Units or Villages

assigned to that Benefitted Common Area and shall further identify whether the purpose of the Benefitted Common Area is for exclusive use of the Owners and Occupants of the assigned Units or Villages and payment of the Benefitted Common Area Assessments, or only for the purposes of paying the Benefitted Common Area Assessments attributable thereto. By way of illustration and not limitation, Benefitted Common Area might include such things as a shared private alley to access particular Units within a Village, Village- specific monuments or signage, maintained landscaping, shared building costs, a clubhouse, pool, or other amenity for the exclusive use and enjoyment by the Owners and Occupants of Units within a particular village.

1.8 "Benefitted Common Area Assessments" shall mean and refer to assessments levied against the Units or Village assigned to a Benefited Common Area, which may include amounts for reserves for capital repairs and replacements.

1.9 "Benefitted Common Area Expenses" shall mean and refer to the estimated and actual expenses which the Master Association incurs or expects to incur to operate, maintain, repair, and replace a particular Benefitted Common Area, which may include amounts for reserves for capital repairs and replacements.

1.10 "Bylaws" shall mean and refer to the Amended Bylaws of the Master Association attached as Exhibit B, and all valid amendments and supplements thereto. No amendment to the Bylaws shall be effective until it is recorded.

1.11 "City" shall mean and refer to West Bountiful City, a municipal corporation and political subdivision of the State of Utah, located in Davis County, Utah.

1.12 "Common Area and Facilities" shall mean and refer to the real and personal property for the common use and enjoyment of the Owners not dedicated to the City or property of a Village Sub-Association, or designated as Benefitted Common Area, and, specifically, shall include, but not be limited to, the following: (a) all Common Area and Facilities designated as such the Plat, including any area designated as open space not dedicated to the City; (b) the Entry Monument(s); (c) the Recreational Amenities; (d) all utility installations and all equipment connected with or in any way related to the furnishing of utilities for the common use and for the Common Area; (e) any fence or wall on common property; (f) any roadway, lane, alley or cul-de-sacs within the Project not dedicated to the City or property of a Village Sub-Association or designated as Benefitted Common Area; (g) and all other parts of the Project necessary or convenient to its existence, maintenance, and safety, or normally in common use, reserved for the exclusive use and enjoyment of the Owners and their respective family members, tenants, guests, and invitees, the and all other parts of the Project outside of the Units not dedicated to the City or the public or which are necessary or convenient to the Project's existence, maintenance, and safety, or normally in common use. In accordance with the Plat, the Common Area and Facilities shall be owned by the Master Association.

1.13 "Common Expenses" shall mean and refer to the actual and estimated costs for: (a) maintenance, management, operation, repair and replacement of the Common Area and Facilities which is maintained by the Master Association; (b) management and administration of the Master Association, including, but not limited to, compensation

paid by the Master Association to managers, accountants, attorneys, consultants, and employees; (c) extermination, security, landscape maintenance, and other services; (d) insurance and bonds required or allowed by this Master Declaration; (e) the establishment of reserves; (f) other miscellaneous charges incurred by the Master Association as provided for or allowed in the Act or the Governing Documents; and (g) any other expenses of the Master Association arising from the operation of the Master Association and not otherwise defined or precluded by the Governing Documents or any applicable law.

1.14 "Community-Wide Standards" shall mean and refer to the standard of use, conduct, architecture, landscaping, and aesthetic matters generally prevailing in the Project or initially established by the Declarant consistent with the requirements of the Development Agreement and/or standards described in this Master Declaration, Design Guidelines, or Rules. The Community-Wide Standards may or may not be set forth in writing.

1.15 "Declarant" shall mean and refer to Ivory Development, LLC and and its respective affiliates, successors, and assigns.

1.16 "Declarant Control Period" shall mean and refer to the period of time during which the Declarant owns any land within the Project.

1.17 "Design Guidelines" shall mean and refer to the Belmont Farms Design Guide if established for the Project, and any valid amendments thereto.

1.18 "Design Review Committee" shall mean and refer to the body responsible for review and approval of home and landscaping plans, construction and installation of the improvements identified therein in conformance with the requirements of the Design Guidelines.

1.19 "Development Agreement" shall mean and refer to that certain development agreement for by and between the Declarant and the City for development of the Project identified in the above Recitals, recorded February 10, 2021, as amended.

1.20 "Entry Monuments" shall mean and refer to any and all entry monument and markers and adjacent landscaped common area constructed at the entrances to the Project.

1.21 "Governing Documents" shall mean and refer to this Master Declaration, the Plat, the Bylaws, the Rules, any Articles, and any other written instrument by which the Declarant or Master Association may exercise power or manage, maintain, or otherwise affect the Project.

1.22 "Lender" shall mean and refer to a holder of a mortgage or deed of trust on a Unit.

1.23 "Lot" shall mean and refer to an individual lot created on the Plat on which an attached or detached single-family dwelling is or will be constructed and is included within the definition of Unit below. More than one Lot is referred to herein as "Lots."

1.24 "Manager" shall mean and refer to the Person or Persons engaged by the Management Committee to manage the Project.

1.25 "Management Committee" shall mean and refer to the body with primary authority to manage the affairs of the Master Association and is also commonly referred to as the Board of Directors or the Board.

1.26 "Master Association" or "Association" shall mean and refer to the Belmont Farms

Master Association, the membership of which shall include and be comprised of each Owner in the Project. The Master Association shall be incorporated as a Utah nonprofit corporation. Notwithstanding the foregoing, if the Owners are ever organized as another type of entity or if the Owners act as a group without legal organization, "Master Association" as used in this Master Declaration shall refer to that entity or group.

1.27 "Master Declaration" or "Declaration" shall mean and refer to this Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Belmont Farms, including all attached exhibits other than any Bylaws, and all valid supplements and/or amendments to this Master Declaration.

1.28 "Occupant" shall mean and refer to a Person or Persons, other than an Owner, in possession of, using, or living in a Unit within the Project, including, without limitation, family members, tenants, and invitees of an Owner or an Occupant.

1.29 "Owner" shall mean and refer to the Person or Persons who are vested with record title to a Unit, and whose interest in the Unit is held (in whole or in part) in fee simple, according to the records of the Office of Recorder for Davis County, Utah. The term "Owner" shall not include a mortgagee or trustee or beneficiary under a deed of trust unless and until such party acquires title to a Unit pursuant to foreclosure or any arrangement or proceeding in lieu thereof. The term "Owner" also shall not include the Declarant. More than one Owner is referred to herein as "Owners."

1.30 "Person" shall mean and refer to a natural person, corporation, estate, limited liability company, partnership, trustee, association, governmental subdivision or agency, or any other legal entity. More than one Person is referred to herein as "Persons."

1.31 "Plat" shall mean and refer to the record of survey map or maps for Belmont Farms and any portions thereof, recorded with the Office of Recorder for Davis County, Utah, and all recorded amendments and supplements thereto.

1.32 "Project" shall mean and refer to the Belmont Farms development and all structures and improvements thereon including the Units and the Common Area and Facilities. The Project shall include any additional land made subject to the Master Declaration at such time as a Supplement to Declaration and plat map for the additional land is recorded.

1.33 "Property" as previously defined herein, shall include all easements and rights appurtenant thereto.

1.34 "Recreational Amenities" shall mean and refer to any and all of the recreation improvements, if any, constructed or installed within the Project which may include designated open space and trails, which shall be owned and maintained by the Master Association for the exclusive use and benefit of Owners and Occupants in the Project and which shall be subject to further Rules regarding use and fees, consistent with § 57-8a-2 1 8 of the Act.

1.35 "Rules" shall mean and refer to the rules and regulations adopted by the Master Association.

1.36 "Service Area" shall mean and refer to a group of Units designated as a separate Service Area pursuant to this Master Declaration for the purpose of receiving services or benefits from the Master Association which are not provided to all Units within the Project. A Service Area may be comprised of more than one type of dwelling and may include noncontiguous Units. A Service Area may or may not correspond to a particular Village. A Unit may be assigned to more than one Service Area.

1.37 "Service Area Assessments" shall mean and refer to assessments levied against the Units in a particular Service Area to pay for Service Area Expenses.

1.38 "Service Area Expenses" shall mean and refer to the estimated and actual expenses which the Master Association incurs or expects to incur for the benefit of Units within a particular Service Area, which may include amounts for reserves for capital repairs and replacements.

1.39 "Subdivision" shall mean and refer to the Belmont Farms development, including all Units, Common Areas and Facilities, and other property within the Project as shown on the Plat covering the entire Property.

1.40 "Subdivision Improvements" shall mean and refer to all improvements that have or will be constructed or installed within the Subdivision not part of any Unit that are necessary to provide public road access and/or utility service to the Units, and includes such other and further construction or installations required to comply with any requirement of the Development Agreement.

1.41 "Supplement to Declaration" shall mean and refer to any amendment or supplement to this Master Declaration to annex additional land into the Project and subject such additional land to the covenants, conditions and restrictions contained in the Master Declaration. A Supplement to Declaration shall also mean and refer to any recorded instrument designating Benefitted Common Area and assigning Units or a Village or Villages thereto. A Supplement to Declaration may also include Additional Covenants applicable only to the annexed land or Benefitted Common Area or Service Area.

1.42 "Terms and Conditions" shall mean and refer to any one or all of the terms, covenants, rights, obligations, and restrictions set forth in the Governing Documents.

1.43 "Unit" shall mean and refer to a subdivided Unit or condominium unit, if any, within the Subdivision depicted as a separately identified parcel on the Plat, a survey, or condominium instrument, which may be independently owned and conveyed and is zoned or otherwise intended for development, use and occupancy as a residential unit. The term "Unit" refers to land, if any, which is part of a Unit, including the Lot, as well as to any structures or other improvements on the Unit. In the case of a building within a condominium, or other structure containing multiple residential dwellings, each dwelling shall be deemed to be a separate Unit. A parcel of land shall be considered a single Unit until a subdivision plat, survey, or condominium instrument is recorded subdividing it into more than one Unit. The term "Unit" does not include Common Area and Facilities, common area or common property of any

Village Sub-Association, Benefitted Common Area or property dedicated to the City or the public.

- 1.46 "Village" or "Villages" shall mean and refer to one or more of the distinct neighborhood communities which are or may be developed within the Project based on location and/or type of dwelling (e.g., Townhomes) and may include Benefitted Common Area.
- 1.47 "Village Sub-Association" or "Village Sub-Associations" shall mean and refer to one or more of the community or condominium sub-associations established for the governance of a particular Village within the Project.

ARTICLE 2 THE PROJECT

- 2.1 Binding Effect of Governing Documents. The Declarant hereby declares and Master Association hereby confirm that the Property is part of the Project and that the Project and all of the Units shall be held, transferred, mortgaged, encumbered, occupied, used, and improved subject to the Terms and Conditions, which Terms and Conditions, to the extent they are included in recorded documents, shall constitute equitable servitudes, covenants, and conditions running with the land and shall be binding upon and inure to the benefit of the Master Association, the Declarant, and each Owner, including his/her heirs, executors, administrators, personal representatives, successors and assigns. By acquiring any interest in a Unit, such Owner consents to, and agrees to be bound by, each and every Term and Condition in the Governing Documents.
- 2.2 Nature of the Project. The Project is a residential development, which may be developed and constructed in phases. The Project, when completed, may include up to [REDACTED] Units, private roads, trails, open space, and Recreational Amenities. This Project includes several different types of housing product, including townhomes, and single family detached homes. The Project may include one or more active-adult communities subject to the Housing for Older Persons Act of 1995, 24 CFR Part 100. The Project is not a cooperative and is not a condominium.
- 2.3 Project Name. The Project is named "Belmont Farms." Notwithstanding, the name commonly used by the Master Association, a Village Sub-Association, or others for the Project may be different than the name identified in this Master Declaration and on the Plat.
- 2.4 Modifying or Changing the Name of the Project. The name of the Project may be modified or changed pursuant to a lawful amendment to this Master Declaration and in accordance with applicable land use management codes.
- 2.5 Registered Agent. The registered agent of the Master Association shall be as provided for in entity filings of the Master Association.
- 2.6 Expansion of Project. Subject to the Development Agreement, the Project may be expanded or contracted by the Declarant. Additional land, whether or not directly adjacent to the Project, may be developed and made part of the Project and subject to

this Master Declaration by recording of a Supplement to Declaration or similar instrument, together with a plat map for the subject property.

ARTICLE 3
**DESCRIPTION OF THE UNITS, LIMITED COMMON AREA AND FACILITIES, AND
ALLOCATED INTERESTS**

3.1 **The Unit.**

- (a) The distinct Unit number that identifies the Unit on the Plat may or may not be consistent with the mailing address of the Unit.
- (b) Subject to further specification in a Village Sub-Association's governing documents, each Unit generally consists of all structures on or within the boundary of the Unit, including, but not limited to all interior and exterior walls, wall surfaces, floors, ceilings, roofs, foundations, and fixtures, and, in all walls shared with or abutting another Unit, the Unit shall extend to the center of the wall, which shall form the boundary of the Units sharing that wall. Subject to dividing lines between Units, any above-ground structure that extends beyond the vertical plane of the ground-level boundary of the Unit is part of the Unit if it: (i) is part of and an integral part of the Unit structure (such as bay windows, pop outs, eves, etc., but not to include fences, or other appurtenant structures that merely connect to the Unit structure), or (ii) was constructed as part of the original construction of the Unit.
- (c) All pipes, wires, conduits, chutes, flues, ducts, shafts, public utility, water or sewer lines, or any other similar fixtures lying inside the designated vertical boundaries of a Unit or located beyond the vertical boundaries of the Unit but designated and designed to serve only that Unit, shall be part of the Unit.
- (d) Unless otherwise specified in a Village Sub-Association's governing documents, a Unit developed as part of a multi-family housing product shall include all exterior and interior doors, door jams, windows, windowsills, window frames and all components therein, and garage doors, in or on the boundary of any Unit are part of the Unit. Skylights, if any, and all installations related thereto are part of the Unit.
- (e) With regard to variances between the Plat and as-built construction, the original construction shall be the controlling dimension for any Unit. The original construction shall be the first installation of foundations, framing, wallboard, and the like. If the Management Committee, in its sole discretion, determines that the then-current construction varies from the original as-built construction, then the Master Association, at the expense of the Master Association or the Owner, in the Management Committee's discretion, may require that the current construction be made to comply with the original construction. In exercising its discretion to decide who pays to return an alteration/modification to the original construction, the Management Committee shall consider: (i) whether the Owner caused the nonconforming

construction; (ii) whether the Owner sought or obtained Design Review Committee approval for any nonconforming construction regardless of whether any such approval was valid or not; (iii) whether other Owners engaged in similar nonconforming construction; (iv) the overall culpability of the Owner as it relates to the nonconforming construction; and (v) the reason for the nonconforming construction.

3.2 Limited Common Area.

- (a) Specific Identification of Limited Common Areas. The Limited Common Area of a Unit, if any, shall consist of areas identified on the Plat or this Declaration or in a Supplement to Declaration as limited common area or limited common ownership that is spatially associated with that Unit.
- (b) Limited Common Area shall not be fenced. All Owners of Units adjacent to Limited Common Area shall have access over and through Limited Common Area.

3.3 Allocated Interest of Each Unit in the Total Votes of the Master Association. The Owners of each Unit shall be entitled to vote their Allocated Interest for all matters related to the Master Association that Owners are permitted or required to vote or approve, subject to the rights reserved to the Declarant during the Declarant Control Period as set forth in Article 20 herein. Each Unit shall have an equal Allocated Interest. Any difference in square footage, location, size, value, or other aspect of any Unit shall not be a reason to alter or change any Allocated Interest.

3.4 Plat. The Plat and all dimensions, descriptions, and identification of boundaries therein shall be binding on the Project and the Master Association. If any conflict exists between the Plat and this Declaration, the Plat shall control except to the extent provided for on the Plat or as otherwise provided by the application of controlling law.

ARTICLE 4 ORGANIZATION AND GOVERNANCE OF THE ASSOCIATION

4.1 Organization of Master Association. The Master Association shall be organized and operate as a Utah nonprofit corporation and shall serve as the organizational body for all Owners. In the organization, reorganization, or amendment of any documents related to the legal organization of the Master Association, the terms in all such documents shall, to the extent possible under the applicable law, be consistent with the terms in the Declaration and the Bylaws attached hereto or any lawful amendment thereto. If the legal entity should ever expire or be dissolved for any reason as required or permitted by law, in any reorganization or reinstatement of the entity, the Master Association shall adopt, to the extent possible and subject to any then-existing legal requirements, documents consistent with the terms of the Declaration and Bylaws.

4.2 Membership. Membership in the Master Association at all times shall be comprised exclusively of the Owners. Each Owner shall be a member of the Master Association so long as such Owner has an ownership interest in a Unit and such membership shall automatically terminate when the Owner ceases to have an ownership interest in

a Unit. Upon the transfer of an ownership interest in a Unit, the new Owner succeeding to such ownership interest shall likewise succeed to such membership in the Association. If titled ownership to a Unit is held by more than one Person, the membership appurtenant to that Unit shall be shared by all such Persons in the same proportional interest and by the same type of tenancy in which title to the Unit is held.

4.3

Management Committee. The governing body of the Master Association shall be the Management Committee selected pursuant to the Bylaws, subject to Section 20.2 herein. The Management Committee shall consist of at least three (3) but not more than seven (7) members, provided that the Management Committee shall be comprised of an odd number of members. Except as otherwise provided in this Master Declaration, Bylaws, or the Articles of incorporation, the Management Committee, in all instances, shall act on behalf of the Master Association. Any reference to an act, right, or obligation of the Master Association in the Governing Documents may only be exerted or complied with through an action of the Management Committee. Except as may be specifically provided in the Declaration, Bylaws, Articles of Incorporation, or by applicable law, no Owner or group of Owners other than the Management Committee may direct the actions of the Master Association.

4.4

Management Committee Members.

(a) Qualification.

(i) Except as provided in Section 20.2 herein, to serve on the Management Committee, an individual must be an Owner, current on payment of Assessments, and over the age of eighteen years old. If an Owner is a corporation, estate, limited liability company, partnership, trust, or other legal entity, an officer, principle, shareholder, partner, member, manager, trustee, or beneficiary of such Owner (over eighteen years old) may be a member of the Management Committee.

(ii) As further detailed and explained in the Bylaws, and except during the Declarant Control Period as set forth in Section 20.2 herein, at least three (3) of the Management Committee members, must have as their primary residence a Unit in the Project. The Bylaws shall provide for procedures to ensure this requirement is maintained and may include, but are not limited to, the expulsion of Management Committee members.

(b) Reasonable Ongoing Requirements for Management Committee Members. The Bylaws may place reasonable obligations and requirements on existing Management Committee members to retain their membership on the Management Committee, such as a requirement that a Management Committee member attend a specified number of meetings. The Bylaws may further provide for a procedure for removal of any Management Committee member who fails to comply with the reasonable requirements, which may include some action of the remaining Management Committee members. Any Bylaw requirements adopted pursuant to this Section shall not be applicable retroactively and shall not apply to any Management Committee members

serving on the Management Committee at the time such requirements are adopted.

4.5 Limitation on Authority of Management Committee Members, Officers, and Owners.

- (a) Except as provided herein, in the Bylaws, or in the Design Guidelines, neither any individual Management Committee member nor any individual Officer or any Owner shall have authority to or is authorized to act on behalf of the Master Association to:
 - (i) amend or terminate any Governing Document;
 - (ii) elect or remove members of the Management Committee;
 - (iii) establish or change the qualifications, powers and duties, requirements, or terms of Management Committee members or of the Management Committee; or
 - (iv) authorize or agree to any deviation or exception from the Terms and Conditions.

4.6 No Estoppel or Reliance on Actions or Authorizations Contrary to Governing Documents. No one may rely upon any authorization (from the Management Committee or anyone else) contrary to the terms of the Governing Documents regardless of the circumstances under which it is given, and no claim or defense of estoppel or waiver or similar equitable or legal claim or defense may be raised by anyone related to any alleged reliance. It is the responsibility of anyone interacting with, visiting, occupying, or purchasing a Unit in the Project to verify that anything that the Master Association does, does not do, or authorizes related to the Project or the Master Association is in compliance with the terms of the Governing Documents.

4.7 Registration with the State. In compliance with § 57-8a-105 of the Act, the Master Association shall be registered with the Utah Department of Commerce and shall update its registration to keep any required information current as required under the Act.

4.8 Availability of Association Records. Except as otherwise permitted by law, the Association shall make available to the Owners copies of the Governing Documents and the corporate records, meeting minutes, books, and financial statements related to the operations of the Association consistent with the requirements of the Act and §§ 16-6a-1601 through 1603, 16-6a-1605, and 16-6a-1606 of the Utah Revised Nonprofit Corporation Act.

ARTICLE 5

GENERAL RIGHTS AND RESPONSIBILITIES OF THE MASTER ASSOCIATION

5.1 Rights and Responsibilities of the Master Association. The Master Association shall have the rights and responsibilities set forth in this Article 5 in addition to any others set forth in the Governing Documents or provided by law.

5.2 Maintenance. The Master Association shall make provisions for completing all maintenance, repair, and replacement requirements and obligations of the Master Association. This shall include the right to modify, remove fixtures from, add fixtures and structures to, place signs upon, and otherwise modify the Common Area and

Facilities and Benefitted Common Area, consistent with the Development Agreement. The Master Association shall do all such other and further acts that the Management Committee deems necessary to preserve and protect the Common Area and Facilities, the Benefitted Common Area, and the Project, in accordance with the general purposes specified in this Declaration and the Community-Wide Standards. Notwithstanding anything in this Section 5.2 to the contrary, any Village Sub-Association shall be responsible for maintenance of the property which it owns or which its covenants designate as being for the benefit of the Village Sub-Association's members.

- 5.3 Paying Expenses. The Master Association shall provide for the payment of Master Association expenses.
- 5.4 Service Contracts. The Association may enter into long-term contracts with internet service providers and other service providers to provide internet, cable, or other services to some or all of the Project, the costs of which shall be assessed to the Owners as a Common Expense or a Benefitted Common Expense, as the case may be. Owners may contract with a separate service provider at their own expense, provided that Owners who contract with a separate service provider shall not be entitled to a reduction in their share of the Common Expenses of the Master Association or share of the Benefitted Common Expense, as the case may be, based on non-use of a service provided by the Master Association.
- 5.5 Setting and Collecting Assessments. The Master Association shall establish, collect, and account for Assessments as necessary to operate the Project consistent with the requirements of the Governing Documents.
- 5.6 Adopting and Enforcing Rules. The Master Association may adopt Rules for the regulation and operation of the Project. If Rules are adopted, they shall be consistently and uniformly enforced. The Rules may address any issues including those addressed in any other Governing Documents and may include restrictions and regulations specific to any Benefitted Common Area and to any Service Area. The Rules may supplement, clarify, and add detail to issues or items addressed in the other Governing Documents so long as the Rules do not contradict the same. The Management Committee's determination as to whether a particular activity being conducted or to be conducted violates or will violate the Rules shall be conclusive, subject to a judicial determination if any is timely sought. The standard for adoption of Rules is one of reasonableness. A Rule must be reasonable in light of the circumstances pertaining to the situation or issue addressed by the Rule.
- 5.7 Hiring Managers and Delegating Responsibilities. The Master Association shall engage a Manager to assist the Management Committee in the management and operation of the Project and may delegate its powers and obligations in the Governing Documents to the Manager, employees, or other agents as it deems appropriate; provided, however, that only the Management Committee shall have the right to approve Master Association budgets, and regular and special Assessments, and to provide a hearing requested to dispute a fine. Any powers and duties delegated to any Manager or other Person may be revoked by the Management Committee at any time, with or without cause. **THE MANAGEMENT COMMITTEE HAS NO**

AUTHORITY TO ENTER INTO ANY MANAGEMENT AGREEMENT OR CONTRACT INCONSISTENT WITH THE TERMS OF THESE GOVERNING DOCUMENTS OR THAT PROVIDES FOR ANY TERMINATION FEE OR REQUIREMENT FOR TERMINATION FOR CAUSE.

5.8 **Enforcement Rights.** In addition to any other remedies allowed or provided in the Governing Documents for any violation of the Governing Documents, the Master Association may: (a) impose fines; (b) collect rents directly from tenants if Owners fail to pay Assessments; (c) suspend voting rights; (d) suspend rights to utilize the Recreational Amenities; and (e) take any other action or seek any other remedy allowed by the Act or other applicable Utah law.

5.9 **Discretion in Enforcement.**

- (a) Subject to the discretion afforded in this section, the Management Committee uniformly and consistently shall enforce and implement the Terms and Conditions in the Governing Documents.
- (b) The Management Committee shall use its business judgment to determine whether to exercise the Master Association's powers and authority granted herein and/or under the Act, including whether to (i) impose sanctions, (ii) pursue legal action for a violation of the Governing Documents, (iii) compromise a claim made by or against the Management Committee or the Master Association; and (iv) pursue a claim for an unpaid Assessment.
- (c) Consistent with Subsection (b) of this Section 5.10, the Master Association may not be required to take enforcement action if, after fair review and acting in good faith and without conflict of interest, the Management Committee determines that under the particular circumstances: (i) the Master Association's legal position does not justify taking any or further enforcement action; (ii) the covenant, restriction, or rule in the Governing Documents is likely to be construed as inconsistent with current law; (iii) a minor or technical violation has or may have occurred and the violation is not material as to a reasonable individual or does not justify expending the Master Association's resources; or (iv) it is otherwise not in the Master Association's best interests to pursue an enforcement action, based upon hardship, expense, or other reasonable criteria.
- (d) Subject to Subsection (e) of this Section 5.10, if the Management Committee decides under Subsection (c) above to forego enforcement, the Master Association is not prevented from later taking enforcement action.
- (e) The Management Committee shall not be arbitrary, capricious, or act against public policy in taking or not taking enforcement action.

5.10 **Other Necessary Rights.** The Master Association shall have any and all other right that is reasonably necessary to carry out the terms of the Governing Documents.

5.11 Reserve Study and Reserve Fund. Subject to the exemptions in Section 20.17 herein during the Declarant Control Period, the Master Association shall maintain a reserve fund and shall obtain and update a Reserve Analysis as required under § 57-8a-211 of the Act.

5.12 Preventing Conflicts with Service Providers and Vendors. Subject to the exemptions in Section 20.15 herein, the Master Association shall not allow any paid services or materials reasonably valued at more than \$2,500 to be performed or provided for the Master Association by: (a) any Management Committee member; (b) any relative of any Management Committee member, Manager, or of any officer, employee, or owner of the Manager; or (c) any business or entity in which any Management Committee member, Manager, or employee, officer, or owner of any Manager or any relative of the same is employed or has more than a 10% ownership or beneficial interest without prior written disclosure of the relationship to the Management Committee and a written agreement executed by the parties. For the purpose of this Section 5.12, a relative is any natural individual known to be related by blood or marriage. The provision of services and materials for purpose of this section shall include, but is not limited to, managers, insurance brokers, investment or financial advisors, accountants, landscapers, and contractors.

5.13 Establishing Hearing Procedures. The Management Committee shall have the authority to create a reasonable hearing process applicable in case the Master Association shall take adverse action related to any particular Owner or group of Owners or in case a hearing process is required by law. The Management Committee shall not be under any obligation to offer a hearing process, except as required by law or by the Governing Documents, and in any such process, shall have the authority to designate the procedure related to any such hearing and to make any and all final determinations of issues subject to the hearing process. The Management Committee may establish the hearing process on an as-needed basis for particular matters as they arise or may set forth a process in the Rules applicable generally to such matters that it designates. Any such hearing process shall provide, at a minimum for: (a) at least two weeks' notice of the hearing to the Owners, and (b) a reasonable time period under the circumstances for the Owner(s) to present his/her/their own testimony, the testimony of others, argument, authority, evidence, and other information the Owner deems relevant to the disputed issue.

5.14 Annual Meeting. The Master Association shall arrange for and conduct an annual meeting of the Owners as provided for in the Bylaws and shall arrange for and conduct such other meetings of the Master Association as shall be properly requested pursuant to the Governing Documents or the law.

5.15 Payoff Information Fees. The Master Association is specifically authorized to establish a fee to provide payoff information related to the transfer, refinance, or closing of a Unit. The payoff fee shall be fifty dollars (\$50.00); however, the Management Committee may increase or decrease the fee amount if the new amount is identified in the Rules and is consistent with Utah law.

5.16 Reinvestment Fee Covenant upon Sale or Transfer of Unit. The Management Committee may require the transferor/seller or transferee/buyer to pay a fee related to the transfer of a Unit (a "Reinvestment Fee") as provided for in Utah Code § 57-1-46 in an amount to be determined by the Management Committee and allowed by law. For purposes of this Section 5.16, a transfer is any change in the ownership of the Unit as reflected in the Office of Recorder for Davis County , Utah, regardless of whether it is pursuant to a sale of the Unit or not but shall not include any transfer between the Declarant and a bulk purchaser often or more Units or Lots or between the Declarant and any affiliated entity. The amount shall be set forth by the Management Committee in the Rules consistent with Utah Code § 57-1-46 or in the Notice of Reinvestment Fee Covenant. The value of the Unit for purposes of this section shall be the higher of: (a) the purchase price paid for the Unit, related to the transfer; (b) the value of the Unit as determined by the property tax assessor on the date of the transfer of title; or (c) the value of the Unit on the date of the transfer of title as determined in an appraisal that may be obtained (in the discretion of the Management Committee) and paid for by the Master Association using an appraiser selected by the transferee of the property from a list of five appraisers selected by the Master Association. This reinvestment fee covenant may not be enforced against: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity; (iv) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (v) the transfer of burdened property by a financial institution, except to the extent that the reinvestment fee covenant requires the payment of a common interest Master Association's costs directly related to the transfer of the burdened property, not to exceed \$250 or such other amount as may be established by law. The Master Association shall have authority to record any notice required by law to effectuate this provision. The Master Association shall have the authority to enact Rules that may include: (1) requirements for Owners to provide sales and transfer documents; (2) requirements for the timing of responses to requests such as the selection of the appraiser; (3) default provisions if no selection is made such as allowing the Master Association to select the appraiser; and (4) other procedural requirements and rules as the Management Committee deems appropriate to effectuate the terms of this provision in a prompt and reasonable manner.

5.17 Village Sub-Association Responsibilities. A Village Sub-Association shall be responsible for administering and enforcing the Additional Covenants, if any, applicable to that Village. A Village Sub-Associations shall be responsible to make provisions for completing all maintenance, repair and replacement obligations as set forth in the Village Sub-Association's covenants in manner consistent with the Community-Wide Standards. Notwithstanding, in the event that a Village Sub-Association fails to meet some or all of its responsibilities, the Master Association, in its discretion, may assume such responsibilities, the costs for which shall be an expense of said Village Sub-Association.

ARTICLE 6

BUDGETS & ASSESSMENTS

6.1 **Purpose of Assessments.** Money collected by the Master Association shall be used for the purposes of promoting the health, safety, and welfare of the Owners; the management, maintenance, care, preservation, operation, and protection of the Project; enhancing the quality of life of the Owners in the Project; enhancing and preserving the value of the Project; and in the furtherance of carrying out or satisfying any other duty or power of the Master Association.

6.2 **Budget and Regular Assessment.**

- (a) The Management Committee is authorized and required to adopt a budget for the following fiscal year prior to the beginning of each fiscal year. The Management Committee may revise that budget from time to time as it deems appropriate.
- (b) The budget shall cover the period of the next fiscal year. The budget shall estimate the total Common Expenses to be incurred for the next fiscal year (or that fiscal year for a revised budget), which shall be broken down into reasonably detailed expense categories. Except as otherwise provided in Article 21 during the Declarant Control Period, the budget shall include a line item that identifies the amount to be placed into the reserve fund. The budget also shall include an estimate of Benefitted Common Area Expenses for each Benefitted Common Area and Service Area Expenses for each Service Area and may include contingencies and other estimates as the Management Committee deems appropriate.
- (c) The Management Committee shall determine the amount of the regular Assessments to be paid by the Owners of each Unit by dividing the total budgeted amount for the Common Expense by the Allocated Interest for each Unit, subject to the Declarant rights in Section 20.6 herein.
- (d) The Management Committee shall determine the amount of Benefitted Common Area Assessments to be paid by the Owners of the Units assigned to each such Benefitted Common Area by dividing the total budget amount for the each of the Benefitted Common Area Expenses by the number of Units assigned to each such Benefitted Common Area.
- (e) The Management Committee shall determine the amount of Service Area Assessments to be paid by the Owners within each Service Area by dividing the total budget amount for each Service Area Expenses by the number of Units assigned to each such Service Area.
- (f) The Management Committee shall present the adopted budget to the Owners at an annual or special Master Association meeting.
- (g) Except during the Declarant Control Period, a budget may be disapproved within forty-five (45) days after the date of the meeting at which the budget was presents if: (i) the holders of at least fifty-one percent (51%) of the total allocated interests in the Master Association vote to disapprove the budget; and (b) such vote is taken at a special meeting called for that purpose in accordance with the requirements set forth in the Bylaws.

6.3 Payment of Assessments. Unless otherwise established by the Management Committee and communicated to each Owner, each Owner shall pay to the Master Association the Owner's regular Assessment, Benefited Common Area Assessment and Service Area Assessment, as may be the case, annually or on such other quarterly or monthly installment basis as the Management Committee or the Manager may determine.

6.4 Adjustments to Regular Assessments. In the event the Management Committee determines that the estimate of total charges for the current year is, or will become, inadequate to meet all Common Expenses for any reason, it may then revise the budget and each Owner's share of the new budget total based on the Owner's Allocated Interest. Upon notice of the adjustment, and unless modified by the Management Committee, each Owner thereafter shall pay to the Master Association the Owner's adjusted regular Assessment.

6.5 Adjustments to Benefitted Common Area Assessments or Service Area Assessments. In the event the Management Committee determines that the estimate of total charges for the current year is, or will become, inadequate to meet Benefited Common Area Expenses or Service Area Assessments, for any reason, the Management Committee may then revise the appropriate budget and each Owner's share of the new budget total based on the Owner's proportional share of the Benefitted Common Area Expenses or the Service Area Expenses, as the case may be. Upon notice of the adjustment, and unless modified by the Management Committee, each Owner thereafter shall pay to the Master Association the Owner's adjusted Benefitted Common Area Assessment or adjusted Service Area Assessment.

6.6 Personal Obligation for Assessment. Each Owner of a Unit, by acceptance of a deed or other instrument creating the ownership interest required to be an Owner as defined herein, hereby personally covenants and agrees with each other Owner and with the Master Association to pay to the Master Association the Assessments as provided for in the Governing Documents, including any Benefitted Common Area Assessments and Service Area Assessments. Any and all Assessment, together with such interest, collection charges, and attorneys' fees and costs authorized by the Governing Documents, shall be the personal obligation of the Owner of such Unit.

6.7 Capital Improvements. Expenses for capital improvements may be included in the budget, paid for through special Assessments, or paid for in any other manner as determined by the Management Committee.

6.8 Percentage Assessments. Except as otherwise provided herein, and except for special Assessments to individual Units, Benefitted Common Area Assessments and Service Area Assessments, Assessments shall be allocated to Owners based on the Allocated Interest of each Unit.

6.9 Rules Regarding Billing and Collection Procedures. The Management Committee shall have the right and responsibility to adopt Rules setting forth procedures applicable to Assessments provided for in this Declaration and for the billing and collection of all Assessments, provided that such procedures are not inconsistent

with the provisions herein. Such procedures and policies may include, but are not limited to, the date when Assessment payments are due and late, establishing late fees and collection charges, and establishing interest (per annum or compounded) that may be charged on unpaid balances. The failure of the Master Association to send a statement to an Owner or an error in any such statement (other than a Certificate of Payment) shall not relieve any Owner of liability for any Assessment or charge under the Governing Documents.

6.10 **Certificate of Payment.** Consistent with § 57-8a-206 of the Act, the Master Association, within ten (10) business days after receipt of written demand, shall furnish to any Owner liable for Assessments or such other Person for whom an Owner has given written permission in a form acceptable to the Master Association, a written statement or certificate, signed by an officer or authorized agent of the Master Association, setting forth whether the Assessments relating to a specified Unit have been paid and the amount of delinquency, if any. Each such certificate shall be conclusive in favor of a Person who relies on the written statement in good faith. The Management Committee is authorized to charge a ten dollar (\$10.00) fee for issuance of a certificate; provided, however, the Management Committee may increase or decrease this fee amount if the new amount is identified in the Rules and is consistent with Utah law.

6.11 **Special Assessments.** Subject to any limitations in this Master Declaration for the particular type of expense, the Master Association is expressly authorized to set and collect special Assessments, payable as may be determined by the Master Association (in lump sums or over a period of time), to pay for any Common Expenses. Notwithstanding the wording or terms of any notice of special Assessment, a special Assessment shall be deemed assessed, for all purposes, on the date that the payment for the Assessment is due.

6.12 **Special Assessments to a Particular Unit or Units within a Particular Village.** Special Assessments may be levied by the Master Association against a particular Unit and its Owner or against Units within a Particular Village and their respective Owners for:

- (a) Costs incurred in bringing an Owner or Unit into compliance with the provisions of the Governing Documents;
- (b) Any other charge not included in a Benefitted Common Area Assessment or Service Area Assessment designated by the Management Committee or the Manager as pertaining to the individual Unit or to Units within a Particular Village consistent with the Governing Documents;
- (c) Fines, late fees, collection charges, and interest; and
- (d) Attorneys' fees, costs and other expenses relating to any of the above.

6.13 **Acceptance of Materials or Services.** In the event the Master Association undertakes to provide materials or services that are not otherwise required in the maintenance of the Project or Benefitted Common Area or in a Service Area,

which benefits an individual Unit, and which can be accepted or not by the Unit Owner, such Owner, in accepting such materials or services, agrees that the costs thereof may be a special Assessment pertaining to that Unit, as may be determined by the Management Committee, in its discretion.

6.14 **Application of Excess Assessments.** In the event the amount budgeted to meet Common Expenses for a particular fiscal year proves to be excessive in light of the actual Common Expenses, the Management Committee, in its discretion, may apply the excess to reserves, credit the excess against future Assessments or refund the excess to the Owners in proportion to the Allocated Interests of each Unit in the Common Expenses of the Project, as the Management Committee deems appropriate. The decision of the Management Committee shall be binding and conclusive. In addition, the Master Association shall not be obligated to reduce the amount of Assessments in succeeding years if an excess exists for a prior year. In the event that amount budgeted for any Benefited Common Area or Service Area proves to be excessive in light of the actual Benefited Common Area Expenses or Service Area Expenses, the Management Committee, in its discretion, shall either: (a) credit the excess against future Benefited Common Area Assessments for the particular Benefited Common Area with the excess, or (b) credit the excess against future Services Area Assessments for the particular Service Area that had an excess, as the case may be, or (c) refund the excess to the Owners of the Units assigned to the Benefited Common Area that had the excess or assigned to the Service Area that had an excess, as the case may be.

6.15 **No Offsets.** All Assessments shall be payable at the time and in the amount specified by the Master Association, and no offsets against such amount shall be permitted for any reason, including, without limitation, a claim that the Management Committee is not properly exercising its duties and power, a claim in the nature of offset or that the Master Association owes the Owner money, or that the Master Association is not complying with its obligations as provided for in the Governing Documents.

6.16 **How Payments Are Applied.** Unless otherwise provided for in the Rules, all payments for Assessments shall be applied to the earliest charges first. Owners shall have no right to direct the application of their payments on Assessments or to require application of payments in any specific order, to specific charges, or in specific amounts.

ARTICLE 7 NONPAYMENT OF ASSESSMENTS & JOINT AND SEVERAL LIABILITY OF OWNERS FOR ALL PAST UNPAID ASSESSMENTS

7.1 **Delinquency.** Assessments not paid within the time required shall be delinquent. Whenever an Assessment is delinquent, the Management Committee may, at its option, invoke any or all of the remedies granted in this Article 7. The Master Association's choice of one remedy shall not prejudice or constitute a waiver of the Master Association's right to exercise any other remedy. Each Owner, by taking title to a Unit, vests in the Master Association, or its assigns, the right and authority

to bring actions at law or lien foreclosures against such Owner or Owners for the collection of delinquent Assessments.

7.2 **Collection Charges and Interest.** If the Master Association does not otherwise adopt or establish billing and collection procedures in the Rules, the following shall apply: The Assessments shall be due within thirty (30) days of invoicing. Payments received after thirty (30) days from invoicing may be charged an initial late fee of thirty-five dollars (\$35.00). Thereafter, an additional late fee charge of thirty-five dollars (\$35.00) per month may be added for each month that an Owner's account has an unpaid balance. In addition to late fees, interest shall accrue on all unpaid balances, including on any unpaid prior attorney fees and late charges, at the rate of two percent (2%) per month or such other amount as may be set forth by the Master Association in the Rules and allowed by law. Delinquent accounts may be turned over by the Master Association to attorneys or to a collection company and additional collection charges and attorneys' fees and costs may be added to the amounts owed.

7.3 **Joint and Several Liability of Owner and Future Owners for All Past and Presently Accruing Unpaid Assessments.** To the extent permitted by law, the Owner and any future Owners of a Unit are jointly and severally liable for all Assessments related to that Unit accruing prior to and during the time that an Owner is an Owner. An Owner is not liable for any Assessments accruing after he/she has lawfully transferred title to the Unit to another Owner; provided, however, that the recording of a deed to a Person that has not agreed to take ownership of the Unit shall not be considered a legal conveyance of title. The obligation imposed by this Section 7.3 is separate and distinct from any lien rights associated with the Unit.

7.4 **Lien.** The Master Association has a lien on each Unit for all Assessments, which include, but are not limited to, late fees, interest, collection charges, attorneys' fees, court costs, and other costs of collection (which shall include all costs and not be limited by those costs that may be awarded under the Utah Rules of Civil Procedure). This lien shall arise and be perfected as of the date of the recording of this Declaration and shall have priority over all encumbrances recorded after this Declaration is recorded, except as otherwise required by law. If an Assessment is payable in installments, the lien is for the full amount of the Assessment from the time the first installment is due, unless the Master Association provides otherwise in the notice of Assessment. The Master Association also has a lien on each Unit for all fines imposed against an Owner by the Master Association. This lien shall arise and be perfected when (a) the time for appeal described in § 57-8a-208(5) of the Act has expired and the Owner did not file an appeal; or (b) the Owner timely filed an appeal under § 57-8a-208(5) of the Act and the district court issued a final order upholding the fine. The Master Association's lien shall have priority over each other lien and encumbrance on a Unit except only: (i) a lien or encumbrance recorded before this Declaration is recorded; (ii) a first or second security interest on the Unit secured by a mortgage or trust deed that is recorded before a recorded notice of lien by or on behalf of the Master Association; and (iii) a lien for real estate taxes or governmental assessments or charges against the Unit. The Master Association may, but need not, record a notice of lien on a Unit.

7.5 **Action at Law.** The Master Association may bring an action to recover a delinquent Assessment personally against the Owner obligated to pay the same. Any attorneys' fees and costs incurred in such action shall be assessed against the delinquent Owner and the Owner's Unit and added to the amount in delinquency (plus judgment interest and collection charges, if appropriate).

7.6 **Foreclosure Sale.** The Master Association shall have all rights of foreclosure granted by the Act, both judicially and non-judicially. The Declarant appoints Melyssa D. Davidson as trustee, who qualifies under Utah Code § 57-1-21(1)(a)(i). The Declarant hereby conveys and warrants pursuant to Utah Code § 57-1-20 and 57-8a-302 to Melyssa D. Davidson, with power of sale, the Unit and all improvements to the Unit for the purpose of securing payment of Assessments under the terms of the Declaration. The Master Association may appoint a qualified successor trustee by executing and recording a substitution of trustee form.

7.7 **Homestead Waiver.** Each Owner, to the extent permitted by law, hereby waives, to the extent of any liens created pursuant to this Declaration (whether such liens are now in existence or are created at any time in the future), the benefit of any homestead or exemption laws of the State of Utah now in effect, or in effect from time to time hereafter.

7.8 **Termination of Delinquent Owner's Rights.** The Master Association shall have all rights provided for in the Act to terminate a delinquent Owner's right to vote and right to utilize the Recreational Amenities and other common facilities; provided, however, that before termination of such rights the delinquent Owner be provided at least fourteen (14) days prior notice, in accordance with the notice requirements in the Bylaws, of:

- (a) the impending termination of rights if payment is not received;
- (b) the amount(s) past due, including any interest and late charges; and
- (c) the right to request a hearing before the Management Committee.

7.9 **Requiring Tenant to Pay Rent to Master Association.** Pursuant to and as provided for in the Act, the Master Association shall have a right to demand and collect rent from any tenant occupying any Unit for which an Assessment is more than sixty (60) days late, subject to the requirements in § 57-8a-310 of the Act.

7.10 **Attorneys' Fees Incurred as a Result of a Default.** In addition to any attorneys' fees and costs provided for herein, the Master Association shall be entitled to recover all reasonable attorney fees and costs incurred as a result of an Owner's failure to timely pay Assessments, including but not limited to attorneys' fees and costs incurred to: (a) obtain advice about a default; (b) collect unpaid Assessments; (c) file lawsuits or other legal proceedings related to a default in an effort to collect unpaid Assessments; (d) file pleadings, notices, objections, and proofs of claim in any bankruptcy proceeding; (e) examine the debtor or others related to collections; (f) monitor any bankruptcy proceedings including, but not limited to, regular monitoring of an Owner's progress in a chapter 13 plan for the duration of the plan; (g) file relief from stay motions, objections, or other adversary proceedings in bankruptcy (and all

related activities including seeking and responding to discovery, taking depositions or examinations, introduce evidence, hiring and paying expert witnesses, filing motions and other pleadings, attending trials, hearings, or other court proceedings, including as reasonably necessary related to assert any non-dischargeability of debts, to assert claims against the bankruptcy estate or co- debtors, to challenge exemptions, to pursue any appropriate adversary proceeding, or for any other reason related to the ultimate attempt to collect unpaid Assessments); and (h) foreclose a lien, secure lien rights, or prepare any notice of lien. This provision is to be construed broadly to permit the Master Association to recover any reasonable fees and costs in any way related to an Owner's default in the payment of Assessments and the ultimate collection of those Assessments.

7.11 **Master Association Responsibility after Foreclosure.** If the Master Association takes title to a Unit pursuant to a foreclosure (judicial or non-judicial), the Master Association shall not be bound by any of the provisions related to the Unit that are otherwise applicable to any other Owner, including but not limited to: obligations to pay assessments or maintain the Unit.

ARTICLE 8 DESIGN CONTROLS

8.1 **Design Review Committee.** Except as provided in Section 20.3 during the Declarant Control Period, the Design Review Committee shall be composed of not more than five (5), natural persons appointed by the Management Committee. Persons serving on the Design Review Committee shall serve at the pleasure of the Management Committee. The Management Committee may remove a member of the Design Review Committee and appoint a new Design Review member at any time, provided that at all times there shall be a least one (1) person serving. Members of the Design Review Committee may or may not be Management Committee members or members of the Master Association and may include one or more paid professionals, such as an architect, to perform such services. The Design Review Committee shall enforce the Design Guidelines and shall have and may exercise all the powers, duties and responsibilities set out in this Declaration. The Design Review Committee may hire a secretary or other personnel to perform administrative, clerical, and other functions.

8.2 **Design Review Fees.** The operating costs of the Design Review Committee, including the services of its planning consultants, professions, and other staff, shall be covered through a fee paid to the Design Review Committee by Owners applying for plan review and approval, consistent with § 57-8a-109(2) of the Act. The Design Review Committee shall make available to all Owners a current design review fee schedule, which may be modified from time to time in accordance with the Act. Fees must be paid in full before any review by the Design Review Committee commences and the unused portion thereof, in any, is refundable.

8.3 **Scope of Authority.** Except as otherwise provided in this Master Declaration, no improvements of any kind or changes in the natural condition of any land within the Project shall be erected, altered, or permitted to remain on any Unit or elsewhere in the Project unless complete architectural plans, specifications and a site plan showing the location and orientation for such construction, alteration or landscaping are approved by the Design Review Committee prior to the commencement of any work.

Work subject to Design Review Committee approval may include, but is not limited to, the construction of structure, installation of utility line, fence, grading, planting, satellite dishes greater than one (1) meter in diameter, flag poles, solar energy collection systems, any renovation, expansion or refinishing of the exterior of an existing Unit or other structure, excavating, clearing, landscaping or other modification. Notwithstanding the foregoing, any work performed by or on behalf of Declarant to any of the property within the Project including, but not limited to, the construction of Subdivision Improvements and infrastructure, or the initial construction of the Units by the Declarant or plans of a bulk-builder that have been prep-approved by the Declarant, shall not require approval of the Design Review Committee.

8.4 **Design Review Process.** Subject to further specification in the Rules, architectural designs, plans, and specifications showing the nature, kind, shape, color, size, materials, and location of all propose structures and improvements shall be submitted to the Design Review Committee for review and approval prior to the commencement of any construction or work. Specifically, among other things, the Design Review Committee may require:

- (a) Preliminary plans including: (i) plot plans to scale of the site with buildings located and elevation of floors shown above or below a designated point on the street; (ii) floor plans for each level to scale; (iii) elevations to scale of all sides of a detached dwelling; (iv) one major section through a detached dwelling; (v) a perspective; and (vi) specifications of all exterior materials.
- (b) Final plans and specifications, including: (i) plot plans to scale showing the entire site, buildings, garages, walkways, driveways, fencing, lighting, retaining walls, elevations of existing and finished grade and contours (including those at the comers of the Lot and at adjacent property line sand street fronts, and elevations of floors from a designated point on the street; (ii) detailed floor plans, (iii) detailed elevations, indicating all materials and showing existing and finished grades; (iv) detailed sections, cross and longitudinal, (v) details of cornices, porches, windows, doors, garages, steps, patios, fences, exterior light and other architectural elements.
- (c) Detailed landscaping plans, if applicable, including specific information regarding any proposed grading, irrigation systems, drainage, plantings, fencing and/or Controlled Surfaces (as defined in Section 19.5 herein).
- (d) Accessory Structure Plans. No Accessory Structure shall be permitted on any Lot without the prior written authorization of the Design Review Committee approval. In the event of a dispute as to whether a structure or improvement constitutes an Accessory Structure, the determination of the Design Review Committee shall be conclusive and binding.

8.5 **Building Permits and Other Approvals.** Any approval of the Design Review Committee authorized or required under this Master Declaration is an entirely different than and separate from any building permit or other permit or approval that may be required under City ordinance or by any other governmental entity. Any and all necessary building permits and approvals must be obtained prior to the

commencement of construction or work. Notwithstanding any other provision in this Article 8 or the Design Guidelines, the Design Review Committee shall not be responsible for: (a) determining that any construction or construction documents conform to applicable building codes, zoning or other land-use regulations; (b) the accuracy or content of any construction documents or specifications prepared by any architect, engineer or any other Person; (c) construction means, methods, techniques, sequences or procedures, safety precautions or subsequent loss, damage or failures due to soil or any other natural or man-made conditions that may exist; or (d) any failure to carry out any construction in accordance with plans or specifications.

8.6 General Standards. In its review and consideration of an Owner's design review application, the Design Review Committee shall evaluate, among other things: (a) the materials to be used on the exterior of Unit; (b) exterior colors; (c) harmony of architectural elements and design with other Units within the Project; (d) height and other design features; (e) location with regard to topography and finished grade elevations; (t) harmony of landscaping with the Unit and with the Community-Wide Standard; (g) impact of lighting (interior and exterior) on night skies and neighboring Units; and (h) consistency of all of the foregoing with the Design Guidelines. Each Owner acknowledges, by taking title to a Unit, that determinations of the Design Review Committee with regard to esthetic matters are subjective and may change as the composition of the Design Review Committee changes.

8.7 Design Review Process Rules. The Design Review Committee may promulgate, adopt, amend and/or replace rules and regulations necessary to implement these architectural covenants and/or refine or modify the design review process by the affirmative vote of a majority of the Design Review Committee and such notice as may be required under the Act.

8.8 Construction Rules. Except on construction performed by the Declarant and its assigns, with regard to the development of the Project, construction of Subdivision Improvements and/or the initial construction of the Units, the Design Review Committee may impose reasonable construction rules and regulations for any construction project affecting the exterior of any Unit or for any landscaping project to minimize the inconvenience to adjoining Owners during the period of construction. In connection therewith, the Design Review Committee may impose rules requiring pre-construction conferences and regulations regarding portable offices and trailers, construction debris removal, construction area appearance, sanitary facilities, construction parking and vehicles, construction signs, hours of work, soil conservation and dust, removal of mud, and duration of construction. Concurrent with final plan submittal, an Owner shall deposit with the Design Review Committee any performance deposit and/or executed voluntary lien form as may be required in the Rules. Any such performance deposit shall be retained pending the completion (including clean up) of all improvement described in the final, approved plans and constructed on the Owner's individual Unit. In the event that the Owner, the contractor or the contractor's respective agents, representatives or employees (a) cause any damage; (b) fail to construct the Unit or improvements in accordance with the approved plans; or (c) fail to comply with the Design Guidelines, the Master

Declaration or any rules or regulations adopted or promulgated by the Design Review Committee or the Management Committee, the Design Review Committee may use the performance deposit, among other things, to repair and/or rectify the damage or enforce the Design Guidelines, this Master Declaration, and any other Rules thus violated and cure any defect or problem caused by the non-compliance. In the event of the Design Review Committee's use of all or any portion of the performance deposit, the Owner shall immediately pay to the Master Association an amount sufficient to replenish the performance deposit to the sum initially deposited. Failure to replenish the performance deposit within seven (7) days following the Design Review Committee's delivery of written demand shall be deemed a material breach of the Design Guidelines and this Master Declaration and shall entitle the Design Review Committee to deny the Owner's contractor's access to the Subdivision (including any of contractor's suppliers, subcontractors, employees, and material men) and lien the Unit in an amount equal to the performance deposit deficiency.

8.9 **No Liability.** Neither the Design Review Committee, nor the Management Committee, or the Master Association, or the Declarant shall be liable for damages to any Owner or any other Person by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove any design review application or plans. The Design Review Committee shall have no liability or responsibility for any representations made to any Owner or prospective owner by any realtor or other third parties regarding the Design Guidelines or any design control covenant or the design review process. The decision of the Design Review Committee shall be governed by these covenants and any rules or regulations duly adopted by the Design Review Committee pursuant to these covenants.

8.10 **Written Records.** The Design Review Committee shall maintain records, which may be in an electronic format, of all approved applications, including one set of the final approved architectural and site development plans, and of all actions of approval or disapproval, and all other formal actions taken by it under the provisions of Article 9. The records of the Design Review Committee shall be maintained by the Master Association.

8.11 **Inspection and Compliance.** The Design Review Committee shall have no duty or obligation to make inspections of any construction. Nothing herein, however, shall prevent the Design Review Committee from making inspections prior to, during, or after construction. Unless otherwise provided in the Rules, upon the completion of any work for which an approved plan and specifications are required, the Owner shall give written notice of completion to the Design Review Committee. Within thirty (30) days after receipt of such notice, the Design Review Committee may inspect the work to determine its compliance with the approved plan. If the Design Review Committee finds that the work was not done in substantial compliance with the approved plan, the Design Review Committee may issue written notice to such Owner specifying the noncompliance and requiring the Owner to cure such non-compliance within thirty (30) days or any extension thereof granted.

8.12 **Enforcement.** Any construction, alteration nor other work done or undertaken without first obtaining written approval from the Design Review Committee shall be deemed to be a violation of this Master Declaration and the Design Guidelines. Upon written notice of a violation from the Design Review Committee or the Management Committee, an Owner, at his/her own expense, shall conform or remove the nonconforming construction, alteration, or other work and shall restore the Unit or the affected portion thereof to substantially the same condition as existed prior to the nonconforming construction alteration or other work within thirty (30) days or such extension thereof granted. If an Owner fails to timely remedy the violation as required hereunder to the reasonable satisfaction of the Design Review Committee, the Design Review Committee or the Management Committee shall have the right to enter onto the Lot and may remedy the violation or remove the same or otherwise restore the Unit to substantially the same condition as existed prior to the violation without the same being deemed as trespass. Upon demand, the Owner shall reimburse the Master Association for all costs and expenses incurred by the Design Review Committee and/or the Management Committee in taking corrective action, including attorneys' fees, regardless of whether a lawsuit was filed. The Owner shall be personally liable for all such costs and expenses, and the Master Association also shall have a lien against the non-complying Unit for the amount of all such costs and expenses. Any amounts not paid, without waiver of any other right or remedy, may be collected as an Assessment Lien as provided in Article 8. Such lien shall be (a) evidenced by a statement executed by the Master Association and notice of the lien recorded with the Office of Recorder for Davis County , Utah, and (b) subject to foreclosure in the manner provided by law.

8.13 **Variances.** The Design Review Committee may authorize variances from the Design Guidelines or the design control provisions of this Master Declaration when circumstances such as topography, natural obstructions, hardship, esthetic, or environmental considerations may require, subject to any City approval required under the Development Agreement. To be valid, a variance must be in writing, and approved by every member of the Design Review Committee. If a variance is granted, no violation of the covenants, conditions, or restrictions contained in this Master Declaration or the Design Guideline shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of any variance shall not operate to waive any of the provisions of this Declaration for any purpose except as to the particular Unit and provision of the Design Guideline or hereof covered by the variance, and shall not affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the use of the Unit.

8.14 **Façade Zones.** Certain lots may be encumbered by Façade Zones per the recorded plat. Lots located within the façade zones require enhanced architecture on street sides of homes to improve community character. Architecture design and construction for these Façade Zones must be completed in accordance with the Development Agreement.

8.15 **Appeal.** A decision of the Design Review Committee may be appealed to the Management Committee; provided, however that any exercise of the Design Review Committee's power by the Declarant pursuant to Section 20.3 herein on any design review matter shall be the final decision and shall not be appealable.

8.16 Design Review Process Not Applicable to Declarant. Notwithstanding anything in this Article 8 to the contrary, the Design Review process and fees shall not apply to the Declarant.

ARTICLE 9

RIGHT TO USE COMMON AREA AND FACILITIES

9.1 Rights and Nonexclusive License to Use Common Area and Facilities.

- (a) Subject to all other terms and conditions of the Governing Documents, each Owner shall have the right and a nonexclusive license for use and enjoyment of the Common Area and Facilities and the right and nonexclusive license for the use and enjoyment of the Benefitted Common Area to which that Owner's Unit has been assigned, if any, subject to any restrictions related to such use. Such rights and nonexclusive license shall be appurtenant to and shall pass with title to the Unit and in no event shall such appurtenant rights be separated therefrom. Authorized Occupants shall have the same access and use rights to the Common Area and Facilities and assigned Benefitted Common Area, if any, as the Owner whose Unit the Occupant is occupying. All such rights shall be subject to any Rules established by the Management Committee.
- (b) The Master Association shall have nonexclusive easements with the right of access over and across each Unit, to make inspections, to prevent or mitigate damage to Common Area and Facilities or Benefitted Common Area, and to maintain, repair, replace or effectuate the restoration of the Common Area and Facilities and any other property or improvements for which the Master Association is responsible for maintaining, including any Benefitted Common Area or Service Area, which are accessible from such Unit. The Master Association shall have a nonexclusive right to grant permits, licenses, and easements upon, across, over, under, and through the Common Area and Facilities, Benefitted Common Area, and Service Area for purposes necessary for the proper operation of the Project.
- (c) The right to hook-up, tie-in, connect to and utilize the water, power, gas, or other utility lines, valves, pipes, equipment, meters and systems servicing a Unit for the purpose of providing water, power, gas, or other utilities to the Common Area and Facilities or other parts of the Project in common use or necessary or convenient for the maintenance, operation, or management of common property by the Master Association is reserved to the Declarant and the Master Association; provided, however, that the Master Association shall pay the actual cost of the water, power, gas, or other utility service utilized by the Master Association to the Owner of any such Unit.
- (d) Each Village Sub-Association shall be burdened and benefitted by reciprocal and cross access easements necessary to make inspections, to prevent or mitigate damage to its respective common property and to maintain, repair, replace or effectuate the restoration of such common property and any other improvements for which the Village Sub-Association is responsible for

maintaining.

9.2 Limitation on Easement. Notwithstanding anything to the contrary in foregoing Section 9.1, an Owner's rights and license for the use and enjoyment of the Common Area and Facilities shall be subject to any other limitation in the Governing Documents and the following:

- (a) The right of the Master Association to impose reasonable limitations on the number of Occupants per Owner or guests who at any given time are permitted to use the Common Area and Facilities; and
- (b) The right of any governmental or quasi-governmental body having jurisdiction over the Project to access and to have rights of ingress and egress over and across any roadway, parking area, or developed open space contained within the Project for purposes of providing police and fire protection, transporting school children, and providing other governmental or municipal services.

9.3 Utilities. Easements and rights-of-way over, under and through the Project for the installation and maintenance of electrical lines, telephone lines, cable television lines, fiber optics, water lines, gas lines, sanitary sewer lines, drainage facilities, telecommunication fixtures and equipment, utility fixtures and equipment, and such other lines, fixtures, or equipment needed or determined by the Management Committee to be helpful in serving the Project, the Units, or the Owners are hereby reserved to the Declarant and the Master Association, together with the right to grant, alter, and transfer the same; provided, however, such easements and rights-of-way shall not unreasonably interfere with the use and enjoyment of the Common Area and Facilities and the Units by the Owners or Occupants. The Master Association shall have the power to grant and convey, in the name of the Master Association or for all of the Owners as their attorney- in-fact, to any Person, easements and rights-of-way in, on, over or under the Common Area and Facilities and Units for the purpose of constructing, erecting, operating, or maintaining lines, cables, wires, wireless transmission or reception equipment, conduits, or other devices for electricity, cable television, power, telecommunications, internet, telephone, public sewers, storm water drains and pipes, water systems, irrigation systems, water heating and gas lines or pipes and any other public, quasi-public, or private improvements or facilities. Each Owner, by taking title to a Unit, expressly consents to such easements and rights-of-way and authorizes and appoints the Master Association as attorney-in-fact for such Owner to execute any and all instruments conveying or creating such easements or rights-of-way. Such Owner and those claiming by, through or under an Owner agree to execute promptly all such documents and instruments and to do such other things as may be necessary or convenient to effect the same at the request of the Master Association. However, no easement or right of way can be granted pursuant to this paragraph if it would permanently and materially interfere with the use, occupancy, or enjoyment by any Owner of such Owner's Unit.

9.4 Easements for Encroachments. If any portion of the Common Area and Facilities or any Subdivision Improvement encroaches upon any Unit, or if any Unit encroaches

upon any other Unit or the Common Area and Facilities as a result of the manner in which the Subdivision Improvements are constructed or due to settling, shifting, alteration, replacement, repair or restoration by the Declarant or the Master Association, a valid easement for encroachment, and maintenance of such encroachment, shall exist for the life of the improvement or structure.

9.5 **Views Not Guaranteed.** Views from a Unit and the Project are not assured or guaranteed in any way. There is no warranty concerning the preservation of any view or view plane from the Project and each Owner and Occupant in such Owner's Unit acknowledges and agrees that there are no view easements or view rights appurtenant to a Unit or the Project.

ARTICLE 10 USE LIMITATIONS AND CONDITIONS

10.1 **Rules.** The Master Association shall have authority to promulgate and enforce such reasonable Rules and procedures as may aid the Master Association in carrying out any of its functions to ensure that the Project is maintained and used in a manner consistent with the interest of the Owners and Community-Wide Standards. Pursuant to § 57-8a- 218(15) of the Act, the requirements of § 57-8a-218, subsections (1) through (12) of the Act, except subsection (1)(b)(ii), are hereby modified and shall not apply to the Master Association.

10.2 **Nuisance.** No noxious or offensive activity shall be carried on upon the Project, nor shall any activity that might be or become an annoyance or nuisance to the Owners or Occupants be permitted to interfere with their rights of quiet enjoyment or increase the rate of any insurance or decrease the value of the Units. No Owner or Occupant shall engage in activity within the Project in violation of any law, ordinance, statute, rule, or regulation of any local, City, county, state, or federal body.

10.4 **Temporary Structures.** Subject to the exemptions in Sections 20.10 and 20.13 herein, no structure or building of a temporary character, including a tent, trailer, or shack, shall be placed upon the Project, or used therein unless it is approved by the Management Committee.

10.5 **Parking.** Unless otherwise permitted by the Master Association in the Rules or by a Village Sub-Association, recreational or utility vehicles of any type (including, without limitation, oversized, commercial, or recreational vehicles, boats, or trailers) shall be parked, stored, or located within any portion of the Project except in the Unit's driveway or garage. The Master Association may adopt Rules relating to the parking of vehicles within and in the area of the Project by Owners, Occupants, and their respective family members, tenants, and invitees, including, without limitation: (a) the right to remove or immobilize or cause to be removed or immobilized any vehicles that are improperly parked; (b) restrictions on the type and condition of vehicles allowed within the Project; (c) restrictions on the time period and duration of temporary parking; and (d) the assessment of fines to Owners who violate the Rules or Owners associated with people who violate such Rules. The Master Association may not restrict or limit parking on City or public roadways within the Project by Owners,

Occupants and by people associated with the use of Units. Notwithstanding anything to the contrary herein, nothing in this Section 10.5 shall give the Master Association any general police powers over the public portions of the project or the portion of the Project dedicated to the City.

- 10.6 **No Outside Speakers and Amplifiers.** Except as permitted in the Rules and subject to City ordinance, no radio, stereo, broadcast, loudspeaker, or projection of sound or music on or directed to the outside of any Unit that can be heard from the Common Area or another Unit shall be permitted.
- 10.7 **Repairs.** No repairs of any motor vehicles, detached machinery, equipment, or fixtures shall be made within the Project except as may be permitted by the Management Committee in the Rules.
- 10.8 **No Unsightly Items.** All rubbish, debris, unsightly materials, or similar objects of any kind shall be regularly removed from Units and shall not be allowed to accumulate therein or thereon. Refuse containers, machinery, and equipment not a part of the Unit, shall be prohibited on Unit unless screened from view of neighboring Units and Common Area and Facilities. Trash and garbage shall be properly and promptly disposed of.
- 10.9 **No Shooting and Hunting.** Shooting of any type of firearm or bow is strictly prohibited within the Project. Hunting, including bow-hunting, anywhere within the Project is prohibited.
- 10.10 **Animals.** Animals generally kept in households such as dogs, cats, birds, fish, hamsters, and ferrets are allowed in the Project, subject to the terms and conditions of this Master Declaration and the Rules. **No livestock, poultry,** or dangerous reptile may be kept in any Unit. Notwithstanding the foregoing, no animal may be kept within a Unit which: (a) is raised, bred, kept, or maintained for any commercial purposes; (b) causes a nuisance; or (c) in the good faith judgment of the Management Committee, results in an annoyance or threat of injury, or is obnoxious to or unreasonably causes anxiety to other Owners or Occupants within the Project. The Management Committee may exercise its judgment for specific animals even though others of the same breed or type are permitted to remain.
All fecal matter shall be immediately cleaned up in the Project. The Management Committee may adopt Rules adding further Terms and Conditions related to animals within the Project not inconsistent with this Master Declaration including, but not limited to, requirements for registration, specific fees or deposits for Owners or Occupants that have animals, the use of leashes, and restrictions on noise. Incessantly barking dogs will not be permitted. An Owner who keeps an animal within the Project shall be liable for any and all damage caused by such animal, and shall indemnify and hold harmless the Master Association and any other Owner from any loss, claim or liability of any kind arising from, or related to, such animal.
- 10.11 **Residential Occupancy.**
 - (a) No trade or business may be conducted in or from any Unit unless:
 - (i) the business is applied for and approved by the Management Committee

- before operations begin;
- (ii) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell, from any other Unit, or the Common Area and Facilities;
- (iii) the business activity conforms to all zoning and legal requirements for the Project and the business activity;
- (iv) the business activity does not involve solicitation of Occupants or Owners of the Project;
- (v) the business activity does not create parking issues or increased vehicle traffic in the Project from clients, customers, vendors, service providers or other individuals coming into the Project who do not reside in the Project, as determined by the Management Committee, in its sole discretion.
- (vi) the business activity is consistent with the residential character of the Project and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other Owners and Occupants of the Project;
- (vii) the business activity is disclosed to and approved by the Management Committee before business is commenced along with a description of the business activity, a statement of the amount of space required in the Unit for such activity, and a description of any impact on the Project;
- (viii) the business activity will not result in the increase of the cost of any of the Master Association's insurance;
- (ix) the Owner of the Unit resides in the Unit in which the business activity is proposed for the entire time any business activity is conducted; and
- (x) the Management Committee's ongoing requests for information related to the business as necessary to determine compliance with this paragraph are responded to fully and completely.

- (b) Except as allowed under Section 10.11(a) above or as allowed under Article 18 herein, no Unit may be used for any purpose other than a residential purpose.
- (c) Notwithstanding anything to the contrary herein, nothing in this Section shall apply to any commercial development within the Project, if any is developed by the Declarant.

10.12 No Subdivision or Timeshare of Unit or Recording by Owners of Terms and Conditions. No Unit shall be split, subdivided, separated or timeshared into two or more Units or property interests (whether temporally or spatially), and no Owner of a Unit shall sell or lease part thereof. No subdivision plat or covenants, conditions, or restrictions shall be recorded by any Owner or other Person with respect to any

one Unit. No subdivision plat or covenants, conditions, or restrictions related to any Unit or the Project shall be recorded on the Project unless the Management Committee and/or Owners (as required in this Declaration) have first approved the plat or the proposed covenants, conditions, or restrictions. Any plat or covenants, conditions, or restrictions recorded in violation of this Section 10.12 shall be null, void, and of no legal effect.

10.13 **Slope and Drainage.** Notwithstanding anything to the contrary in this Master Declaration, no grading, construction, or landscaping, and no structure, plant, or other material shall be permitted or allowed to remain which may damage or interfere with the established ratios of Lots to open space or which may create erosion or sliding, or which may alter drainage channels or obstruct or retard the flow of water through such drainage channels or which may interfere with any utility or right of way. Each Owner shall be responsible to landscape and maintain his/her Lot in a manner consistent with existing land drain system and drainage pattern existing on the Lot at the time of the initial sale so as not to interfere with or impair the land drain system in the Project or the existing drainage pattern on any other Lot.

10.14 **Hazardous Substances.**

- (a) The Owners shall comply with applicable Environmental Laws (as defined below), and shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances (as defined below), on or within the Project, that are not properly controlled, safeguarded, and disposed of. The Owners shall not do, or allow anyone else to do, anything affecting the Project that is in violation of any Environmental Law. Notwithstanding, the presence, use, or storage on the Project of small quantities of Hazardous Substances that are generally recognized to be appropriate to the maintenance of a Unit or the Project shall not be deemed a violation of this Section 10.14.
- (b) Each Owner shall indemnify, defend and hold the Master Association and each and every other Owner harmless from and against any and all claims and proceedings (whether brought by private party or governmental agency) for bodily injury, property damage, abatement or remediation, environmental damage or impairment, or any other injury or damage resulting from or relating to any Hazardous Substances located under or upon or migrating into, under, from or through the Project, which the Master Association or the other Owners may incur due to the actions or omissions of an indemnifying Owner. The foregoing indemnity shall apply: (i) when the release of the Hazardous Substances was caused by an indemnifying Owner or an Occupant; and (ii) regardless of whether the alleged liability is attributable to the handling, storage, generation, transportation, or disposal of Hazardous Substances on the Project. The obligations of each Owner under this Section 10.15 shall survive any subsequent sale of the Unit by an indemnifying Owner.
- (c) As used in this Section 10.14, "Hazardous Substances" are those substances defined as a toxic or hazardous substance by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic

petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde and radioactive materials. As used in this Section 10.15, "Environmental Law" means federal laws and laws of the jurisdiction where the Project is located that relate to health, safety, or environmental protection.

- (d) The restrictions and obligations regarding Hazardous Substances and compliance with Environmental Law set forth in this Section 10.14 are separate from and in addition to the provisions in Article 22 and elsewhere in this Master Declaration regarding potential environmental hazard notices and disclosure and the remedial action work plan for the Project.

10.15 Snow Removal and Snow Stockpiling. The Master Association may establish locations within the Project, which may change from time to time, to stockpile snow and ice accumulated during winter months which may encroach on Common Areas and Facilities, Benefitted Common Area, or Village Sub-Association property. No Owner, Occupant or invitee may block, obstruct, impair, impede, or otherwise interfere with any snow removal or snow stockpiling by the Master Association.

ARTICLE 11 INSURANCE

- 11.1 **Insurance Requirement.** The Master Association shall obtain insurance as required under Part 4 of the Act. The Master Association may obtain insurance that provides more or additional coverage than the insurance required in this Declaration. Different policies may be obtained from different insurance carriers and standalone policies may be purchased instead of or in addition to embedded, included coverage, or endorsements to other policies. Insurance specific to a Benefitted Common Area or a Service Area may be obtained by the Master Association and the cost included in the Benefitted Common Area Expenses, or in the Service Area Expenses, as the case may be. Notwithstanding anything in this Article 11 to the contrary, insurance obligations related to attached dwellings and common elements that are part of a Village Sub- Association shall be the responsibility and the obligation that Village Sub-Association.
- 11.2 **Director's and Officer's Insurance.** The Master Association shall obtain Directors' and Officers' liability insurance protecting the Management Committee, the officers of the Master Association, and the Master Association against claims of wrongful acts, mismanagement, failure to maintain adequate reserves, failure to maintain books and records, failure to enforce the Governing Documents, and breach of contract (if available). This policy shall: (a) include coverage for volunteers and employees; (b) include coverage for monetary and non-monetary claims; (c) provide for the coverage of claims made under any fair housing law or similar state or federal statute or that are based on any form of discrimination or civil rights claims; and (d) provide coverage for defamation. In the discretion of the Management Committee, the policy may also include coverage for any Manager and any employees of the Manager and may provide that such coverage is secondary to any other policy that covers the Manager or any employees of the Manager.
- 11.3 **Insurance Coverage for Theft and Embezzlement of Master Association Funds.** The Master Association shall obtain insurance covering the theft or embezzlement of funds that shall: (a) provide coverage for an amount of not less than the sum of three months regular Assessments in addition to the prior calendar year's highest monthly balance on all operating and reserve funds; and (b) provide coverage for theft or embezzlement of funds by: (i) Officers and Management Committee members of the Master Association; (ii) employees and volunteers of the Master Association; (iii) any Manager of the Master Association; and (iv) officers, directors, and employees of any Manager of the Master Association.
- 11.4 **Workers' Compensation Insurance.** The Management Committee shall purchase and maintain in effect workers' compensation insurance for all employees of the Master Association to the extent that such insurance is required by law.
- 11.5 **Waiver of Subrogation Against Owners and the Master Association.** All property and CGL policies must contain a waiver of subrogation by the insurer as to any claims against the Master Association, the Owners, any individuals residing with

a Unit Owner if an Owner resides in the Unit, and the Master Association's agents and employees.

11.6 **Right of Action.** Nothing in this Declaration shall prevent an Owner suffering a loss as a result of damage to property from asserting a claim, either directly or through subrogation, for the loss against a Person at fault for the loss.

11.7 **Applicable Law.** This Declaration is specifically subjecting the Master Association to the applicable insurance requirements and provisions of Part 4 of the Act, and any amendments thereto enacted by law. It is the intent of this Section that any future changes to the insurance law applicable to community associations shall apply to this Master Association.

ARTICLE 12 EMINENT DOMAIN

12.1 **Taking of a Unit.** If a Unit is taken by eminent domain, or sold under the threat thereof, or if a portion of a Unit is taken by eminent domain, or sold under the threat thereof, leaving the Owner with a remnant that may not practically or lawfully be used for any purpose permitted by this Master Declaration, the award shall compensate the Owner for the Owner's Unit and Allocated Interest, regardless of whether any Common Areas and Facilities are taken.

12.2 **Taking of Common Area.** If the Common Area and Facilities or Benefitted Common Area, or a portion thereof, is taken by eminent domain, or sold under threat thereof, the Management Committee shall, as soon as practicable, cause the award to be utilized for the purpose of repairing or restoring that area in the Project adjacent to the taking, and the portion of the award not used for restoration shall be added to the general funds of the Master Association.

12.3 **Taking of Entire Project.** In the event the Project, in its entirety, is taken by eminent domain, or sold under threat thereof, the Project shall be terminated and the Management Committee shall wind down the Master Association in accordance with applicable law.

12.4 **Priority and Power of Attorney.** Nothing contained in this Article 13 shall entitle an Owner to priority over any Lender under a lien encumbering the Owner's Unit as to any portion of any condemnation award allocated to such Unit. Each Owner hereby appoints the Master Association as attorney-in-fact for the purpose of negotiations and settlement with the condemning authority for the acquisition of the Common Area, or any part thereof.

ARTICLE 13 AMENDMENTS

13.1 **General Amendment Requirements.** Except as otherwise provided herein and subject to the rights and authority reserved to the Declarant in Article 21 herein and elsewhere in this Master Declaration, this Master Declaration may be amended only by an instrument in writing. Owners holding Allocated Interests totaling not less

than sixty-seven percent (67%) of the total Allocated Interest must vote in favor of approving the amendment in a meeting of the Owners held for that purpose or by written consents. The vote of approval of any one Owner of a Unit is sufficient if there are multiple owners of the Unit.

- 13.2 **Scope of Amendments.** Subject to Article 21 herein, this Declaration may be amended to add new rights, restrictions, and obligations, or to remove or modify existing rights, restrictions, and obligations. The right to amend shall be broadly construed to permit any change to the rights, restrictions, obligations, and other terms in this Master Declaration. This Master Declaration may be amended to make a particular section of the Act applicable to the Master Association, including a section that would not otherwise be applicable to the Master Association.
- 13.3 **Execution and Effective Date of Amendments.** An amendment that has been adopted as provided in Section 13.1 shall be executed by the President and shall certify that the amendment has been approved and adopted and that the procedures and requirements necessary to amend the Declaration have been complied with. The amendment shall be effective when it is recorded in the Office of the Recorder for Davis County, Utah.
- 13.4 **Changes to Plat or Boundaries of the Master Association.** The Master Association may adopt an amended Plat, supplemental Plat, correction to the Plat, or boundary agreement related to any boundary in or around the Project, including any boundary to any Unit or Units upon the approval by vote of sixty-seven percent (67%) of Owners in the same manner as required to amend this Declaration, subject to approval by the City and provided that if any such amendment affects any boundary of a Unit, that Unit Owner must consent. If the approval required herein is obtained, each and every other Owner: (a) shall sign, consent to, and execute any further documents required for the finalization, recording, and/or governmental approval of any such document regardless of whether they approved of or consented to the change in the Plat; and (b) grants the Master Association power of attorney to sign necessary documents on that Owner's behalf as necessary for the agreement, amendment, or correction.
- 13.5 **Amendments to Benefitted Common Area.** Subject to the rights reserved to Declarant in Section 20.7 herein, any Supplement to Declaration or other recorded instrument designating a Benefitted Common Area a may be in the same manner as an amendment to the Declaration described in Section 13.1 above.
- 13.6 **Amendment to Service Area By Owners.** Subject to the rights reserved to Declarant in Section 20.7 herein, any group of Owners may petition the Management Committee to designate their Units or Lots as a Service Area for the purpose of receiving from the Master Association special benefits or services from the Master Association which are not provided to all Units or Lots. Upon receipt of a petition signed by a majority of the Owners of the Units within the proposed Service Area, the Management Committee shall examine and consider the terms upon which the requested benefits or services might be provided and shall notify the Owners in the proposed Service Area of such terms and attendant expenses (which may include a

reasonable administrative charges). If such a petition is approved by the Management Committee and by the Declarant during the Declarant Control Period, and by the Owners holding at least sixty-seven percent (67%) of the Allocated Interests within the proposed Service Area, the Master Association shall provide the requested benefits or services under the terms and conditions established by the Management Committee. The costs and administrative charges associated with such benefits or services shall be assessed as Service Area Assessments to the Units within such newly formed Service Area.

13.7 **Amendment to Conform to Law.** The Management Committee may, without the approval of the Owners, amend this Declaration to conform the Declaration to any applicable legal requirements otherwise applicable to the Master Association, but only to the extent necessary to eliminate any conflict with the law, to add provisions required by law, or to add provisions that embody rights or obligations otherwise binding on the applicable parties as a matter of law. This procedure may also be used to change the Declaration to add or conform to any requirements necessary for Owners to obtain government insured or guaranteed financing such as through VA, FHA, FNMA, or similar programs or to comply with any directive of any federal, state, or local government agency.

ARTICLE 14 INTERPRETATION, CONSTRUCTION, AND APPLICATION OF MASTER DECLARATION

14.1 **Conflicting Provisions.** In the case of any conflict between Utah law and any of the Governing Documents, the order of priority from the highest to the lowest shall be Utah law, the Plat, the Master Declaration, the Articles, the Bylaws, and then the Rules. If there is a conflict between the Governing Documents and any Additional Covenants (or rules or policies adopted pursuant to any such Additional Covenants), the Governing Documents shall control.

14.2 **Interpretation of Master Declaration and Applicability of the Act.** The Declarant intends that the Project shall be governed by the Act, except where (in compliance with the Act) the Master Association has included specific provisions in this Master Declaration that legally vary, supersede, or supplement the Act, in which event such specific provisions of this Declaration that are contrary to the Act shall govern the Project to the extent allowed by the Act. In the case of any conflict between this Master Declaration and the Act, to the extent the Act does not legally allow this Declaration to contain provisions contrary to the Act, the Act shall control and this Master Declaration shall be deemed modified accordingly, but only to the extent necessary to come into compliance with the Act.

14.3 **Cumulative Remedies.** All rights, options, and remedies of the Master Association and the Owners in the Governing Documents are cumulative, and none shall be exclusive of any other, and the Master Association and the Owners shall have the right to pursue any one or all of such rights, options and remedies or any other remedy or relief that may be provided by law; simultaneously, consecutively, or alternatively.

14.4 **Severability.** Invalidation of any one or a portion of the Terms and Conditions by judgment or court order shall in no way affect any other Terms and Conditions, all of which shall remain in full force and effect.

14.5 **Construction.** The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a plan for the development of a mixed-housing residential master- planned community and for the maintenance of the Project. The article and section headings have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction. References in this Declaration to article and section numbers herein, unless otherwise expressly provided, are to the article and section in this Declaration. To the extent permitted by law, the provisions of the Governing Documents shall not be interpreted for or against or strictly for or against the Master Association, any Owner, or any other Person subject to their terms.

14.6 **Applicable Law.** Except as otherwise expressly provided in this Declaration related to Part 4 of the Act, this Master Association is specifically made subject to the Act and the law as it is constituted and exists at the time this Declaration is recorded. Amendments to the Act after the date of recording of this Declaration shall not be applicable to the Master Association or the Project unless they are applicable as a matter of law or unless the Master Association makes those amendments applicable by amendment to the Declaration.

14.7 **Gender and Number.** Whenever the context of the Governing Documents requires, the singular shall include the plural, and vice versa, and the masculine shall include the feminine and the neuter, and vice versa.

14.8 **Effect of Declaration.** This Master Declaration is made for the purposes set forth in the Recitals herein, and the Master Association makes no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of this Declaration, or as to the compliance of any of these provisions with public laws, ordinances, regulations and the like applicable thereto. The Master Association shall have no liability whatsoever if any Term and Condition is determined to be unenforceable in whole or in part for any reason.

ARTICLE 15 RIGHTS OF LENDERS

15.1 **Rights of Lenders.** The provisions of this Article 15 are for the benefit of holders, insurers, and guarantors of first mortgages and first position deeds of trust on Units in the Project.

15.2 **Availability of Association Records.** Subject to any legal requirements otherwise, the Association shall make available to Lenders and insurers of any Lender, copies of the Governing Documents and copies of corporate records, meeting minutes, books, and financial statements related to the operations of the Association within thirty (30) days of receipt of a written request.

15.3 **Notices of Action.** An institutional holder, insurer, or guarantor of a first mortgage or first position trust deed encumbering a Unit within the Project that makes written request to the

Master Owners Association (such request to state the name and address of such holder, insurer, or guarantor, and street address of the Unit) thereby becoming an “Eligible Holder” will be entitled to time written notice of:

- (a) Any condemnation loss or any casualty loss that affects a material portion of the Project or affects any Unit on which there is a first mortgage, or first position deed trust deed held, insured, or guaranteed by such Eligible Holder;
- (b) Any delinquency in the payment of Assessment or charges owned by a Unit subject to a first mortgage or first position trust deed of such Eligible Holder, where such delinquency has continued for a period a sixty (60) days;
- (c) Any lapse, cancellation, or material modification of any insurance policy maintained by the Master Owners Association; and/or
- (d) Any proposed action which would require the consent of a specified percentage of Eligible Holders.

- 15.4 **Priority.** No provision of this Master Declaration or any other Governing Document shall be construed to give any Owner or other party priority over any rights of a first mortgagee or first position trust deed holder in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking.
- 15.5 **Owner Obligation to Provide Lender Information.** Upon request, an Owner shall be obligated to furnish the Master Owners Association the name and address of the holder of any mortgage or trust deed encumbering such Owner’s Unit.
- 15.6 **Failure of Lender to Respond.** Consistent with § 57-8a-210 of the Act, any first mortgagee or first position trust deed holder who receives a written request to respond to or consent to any action shall be deemed to have approved such action if the Master Owners Association does not receive a written response within sixty (60) days of the date of the Master Owners Association request, provided such request was sent in accordance with the provisions of the Act.

ARTICLE 16 ATTORNEYS' FEES AND COSTS

- 16.1 **Legal Costs Associated with Disputes with Owners.**
 - (a) **Owners Liable for Fees Incurred in Dispute.** If the Master Association utilizes legal counsel to enforce any Term and Condition after notice to the Owner that the Master Association intends to enforce the Term and Condition or after the Owner communicates or demonstrates an intent not to comply with the Term and Condition, the Master Association may assess all reasonable attorneys' fees and costs associated with such enforcement to the Owner, regardless of whether a lawsuit is initiated or not.
 - (b) **Costs.** The term "costs" as used in this section shall include all costs including copying costs, deposition costs, expert witness fees, investigative costs,

service costs, and filing fees paid to courts. "Costs" is specifically defined in this Declaration to be broader and to include costs that are not included in costs, as the term is used in the Utah Rules of Civil Procedure.

(c) Exception to Owner's Liability for Fees and Costs. If, related to (i) any dispute with an Owner, (ii) any challenge by an Owner to a position of the Master Association on a Term and Condition, or (iii) a request of an Owner for direction on the application of a Term and Condition, the Master Association incurs legal fees or costs related to the interpretation and application of a Term and Condition that the Master Association could not establish an initial position on without having incurred the fees and costs or that results in a substantial modification to a prior position taken by the Master Association, then those fees or costs shall not be assessed to any Owner and shall be paid by the Master Association. This provision shall not apply if a lawsuit is currently pending with regard to the Owner and the issues arise as part of the lawsuit.

ARTICLE 17

LEASING AND NON-OWNER OCCUPANCY

18.1 **Master Declaration and Rules Govern Non-Owner Occupancy.** The leasing, rental, and non-owner occupancy of Units shall be governed by this Article 18, the Rules, if any adopted by Declarant or the Master Association. For the purpose of this Article 18, the following definitions shall apply:

(a) "Non-Owner Occupied Unit" means:

- (i) For a Unit owned in whole or in part by a natural person or persons, the Unit is occupied by someone when no individual Owner occupies the Unit as the individual Owner's residence; or
- (ii) For a Unit owned entirely by one or more entities or trusts, the Unit is occupied by anyone.

(b) "Family Member" means:

- (i) the grandparent, parent, sibling, child, or grandchild of an Owner and the grandparent, parent, sibling, child, or grandchild of an Owner's spouse; or
- (ii) in the case of a Unit owned by a trust or other entity created for estate planning purposes, an individual occupying the Unit if the trust or other estate planning entity that owns the Unit was created for the estate of (1) a current Occupant of the Unit; or (2) the parent, child, or sibling of the current Occupant of the Unit.

18.2 **Requirements for Leasing and Non-Owner Occupancy.** Owners of Units who make their Units available for lease, or for rent, or other arrangement for Non-Owner Occupancy, must comply with the following provisions:

(a) If requested by the Management Committee, a copy of any lease or other agreement for non-owner occupancy shall be delivered to the Master Association within the time period provided for in the Rules or required by the Management Committee.

- (b) Except for long-term lease of a City-approved internal accessory dwelling unit (as defined in Utah Code 10-9a-530) within a Unit, the lease or rental or other arrangement for Non-Owner Occupancy of only a portion of the Unit is prohibited.
- (c) The Owner shall be responsible for the Occupants of the Units and for any invitee of any Occupant and shall ensure their compliance with this Master Declaration, Bylaws, and Rules. In addition to any other remedy for non-compliance with this Declaration, the Master Association shall have the right (but not the obligation) to initiate a forcible entry and unlawful detainer action, or similar such action, with the purpose of removing the offending Occupant. The Master Association, the Management Committee, and the Manager shall not be liable for any action taken pursuant to this Subsection and the Owner shall indemnify and pay the defense costs of the Master Association, the Management Committee, and the Manager arising from any claim related to any action taken in good faith by any of them pursuant to this Subsection.

18.3 **Exceptions for Family Members.** If only Family Members occupy a Unit, then notwithstanding anything to the contrary herein:

- (a) No written agreement regarding occupancy needs to be created between the Family Member and the Owner; and
- (b) Any written agreement regarding occupancy, to the extent it exists, may not be requested by the Management Committee until an Occupant has violated a provision of the Governing Documents and if requested, may only be requested related to remedying or taking action as a result of such a violation.

ARTICLE 19 GENERAL PROVISIONS

19.1 **Enforcement.** The Master Association or any Owner shall have the right to enforce, by proceedings at law or in equity, all Terms and Conditions, including the right to prevent the violation of any such Terms and Conditions and the right to recover damages and other sums for such violation, including, but not limited to attorneys' fees and costs incurred in conjunction with such enforcement.

- (a) Each Owner, by taking title to a Unit, acknowledges and agrees that because a breach of the Governing Documents will result in immediate and irreparable injury to the Master Association and its other members for which they will not have an adequate remedy at law, the Master Association, if any such breach shall occur, be attempted, or be threatened, shall be entitled to an order of specific performance and to a temporary and permanent injunction enjoining such breach and to any and all other remedies to which the Master Association may be entitled pursuant to the Governing Documents or applicable law, without posting bond or furnishing other security and without proving special damages or irreparable injury, together with an award of attorneys' fees.

19.2 **No Liability of Officers.** To the fullest extent permitted by applicable law, neither the Management Committee nor any officer of the Master Association shall be liable to any Owner or the Master Association for any damage, loss, or prejudice suffered or claimed on account of any decision, approval or disapproval, course of action, act, omission, error, or negligence.

19.3 **Use of Funds Collected by the Master Association.** All funds collected by the Master Association, including, specifically, Assessments and contributions to the Master Association paid by the Owners, shall be held by the Master Association in a fiduciary capacity to be expended in their entirety for nonprofit purposes of the Master Association and for other permitted purposes as set forth in this Master Declaration. No part of said funds shall inure to the benefit of any Owner other than as a member of the Master Association or other than as a result of expenditures made for a permitted purpose as set forth in this Master Declaration.

19.4 **Owner Liability and Indemnification.** Each Owner shall be liable to every other Owner and to the Master Association for any damage to the Common Area and Facilities that may be sustained by reason of the negligent or intentional act that Owner or any intentional or negligent act of any Occupant of that Owner's Unit, to the extent such losses and damages are either under the insurance deductible of the Master Association or not covered by the Master Association's insurance. Each Owner, by taking title to a Unit, agrees to indemnify each and every other Owner and Occupant in such other Owner's Unit, and to hold such other Persons harmless from, and to defend against, any claim of any Person for personal injury or property damage occurring within that Owner's Unit, except to the extent that: (a) such injury, damage, or claim is covered and defended by the Master Association's or such other Owner's liability insurance carrier; or (b) the injury or damage occurred by reason of the intentional act of the Master Association.

19.5 **Areas of Owner Responsibility.** Except to the extent that maintenance, repair, and upkeep of Unit exteriors and/or Lots has been assigned to the Master Association as part of a Service Area or to a Village Benefited Assessment area or Village Sub-Association, each Owner shall be responsible for the maintenance, repair, and upkeep of the Owner's Unit, including snow and ice removal during winter months. Likewise, each Owner shall be responsible to maintain the landscaping and other improvements to the Owner's Lot, except to the extent such maintenance has been assigned to the Master Association as part of a Service Area or to a Village Benefited Assessment area or Village Sub-Association. Each Owner of a Lot shall be responsible for the maintenance and upkeep of any landscaped park strip area adjacent to the Owner's Lot unless the Master Association assumes the obligation for maintenance of the park strip.

(a) Except to the extent provided by the Declarant pursuant to a written agreement, each Owner shall be responsible for initial landscaping for the Unit, including, sod, trees, shrubs, and flowers in accordance with the Design Guidelines and applicable City ordinance. Initial landscaping shall be completed within **nine (9) months** of closing on the sale of the Unit.

- (b) A landscaping bond may be required by the City in addition to any performance bonds or deposits required by the Design Review Committee.
- (c) No concrete, masonry product, pavers, bricks, stone, cobblestone, tile, terrazzo, slate, slabs, rocks, pebbles, gravel, artificial turf, permeable or impermeable surfaces (collectively, "Controlled Surfaces") may be installed or constructed as part of a Unit's landscaping without the express, prior written authorization of the Design Review Committee. Front, side, rear yard, and park-strip landscaping comprised primarily of controlled surfaces is prohibited without written authorization of the Design Review Committee. Gravel RV pads and driveway extensions are strictly prohibited.

19.6 **Variances.** The Management Committee, at its option and in extenuating circumstances, may grant variances from the Terms and Conditions set forth in Master Declaration if the Management Committee determines, in its discretion: (a) either that the Term and Condition would create an unreasonable hardship or burden on an Owner or Occupant, or that a change of circumstances since the recordation of this Master Declaration has rendered such Term and Condition obsolete and unreasonable to enforce; and (b) that the activity permitted under the variance will not have any negative financial affect or any other materially adverse effect on the Owners or Occupants of the Project and is consistent with the Community-Wide Standards and not prohibited by the Development Agreement. Any such variance shall be unenforceable and without any effect whatsoever unless reduced to writing and signed by every member of the then existing Management Committee. No variance may be granted that is inconsistent with the Development Agreement, City Ordinance, or the Act. No variance may be granted that relates to the payment of Assessments unless, after reasonable investigation under the circumstances, it clearly appears that the Owner is incapable of paying the Assessment and the Unit is being or has been transferred to a new Owner either voluntarily or involuntarily through foreclosure.

19.7 **Consent, Power of Attorney, Waiver.** By acceptance of a deed, lease, or other conveyance of an interest in a Unit, each Owner and Occupant consents to the rights reserved to the Declarant and the Master Association in this Master Declaration, including but not limited to, the right to prepare, execute, file, process, and record necessary and appropriate documents and other items to establish and grant easements and to make necessary and appropriate amendments of this Declaration, the Plat, and the Bylaws. By such acceptance, each Owner and Occupant agrees to execute all documents and to do all other things as may be necessary or convenient to effectuate the same. Such acceptance shall be deemed an appointment of the Master Association, with full right of substitution, as the attorney-in-fact of such Owner or Occupant to execute such documents and to do such things on such Owner's or Occupant's behalf. Such appointment, being coupled with an interest, shall be irrevocable for the specific period of the Master Association's reserved rights as set forth in this Declaration and shall not be affected by the disability of any such Owner or Occupant.

19.8 **Security.** Neither the Declarant nor the Master Association, in any way, shall be considered an insurer, guarantor, or provider of security from criminal conduct within or relating to the Project. Neither the Declarant nor the Master Association shall be liable for any loss or damage by reason of criminal conduct arising, for any reason, including any failure to provide security or any ineffectiveness of security any measures undertaken. Each and every Owner and Occupant in the Project acknowledges that neither the Declarant nor the Master Association has any duty to any Owner or Occupant related to security or to prevent criminal conduct. By taking title to a Unit and/or residing in the Project, each Owner and Occupant acknowledges and agrees that neither the Declarant nor the Master Association nor the Management Committee are insurers of the safety or well-being of Owners or Occupants or any of their personal property as it relates to criminal conduct, and specifically waives any such claim and assumes all risks for loss or damage to Persons or property resulting from criminal conduct.

19.9 **Reasonable Accommodations.** Notwithstanding anything to the contrary in this Master Declaration, the Master Association, upon receipt of a written opinion from its counsel that such action is required, may make or permit reasonable accommodations or modifications to the Project that are otherwise prohibited by the Governing Documents, as required under Title VIII of the Civil Rights Act of 1968 (the Fair Housing Act) as amended, to accommodate an Owner or Occupant with a disability (as defined by federal law at the time the accommodation is requested). Reasonable accommodations or modifications may include modifications to a Unit, the Common Area and Facilities, or deviations from provision of the Governing Documents. Any such modification and accommodation made under this section shall not act as a waiver of the provisions of the Governing Documents with regard to anyone else.

19.10 **No Representations and Warranties.** EACH OWNER AND OCCUPANT UNDERSTANDS, AGREES, AND ACKNOWLEDGES THROUGH TAKING TITLE OR RESIDING IN THE PROJECT THAT THE MASTER ASSOCIATION AND THE MANAGEMENT COMMITTEE HAVE NOT MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND RELATED TO THE PROJECT AND THAT THE OWNER OR OCCUPANT HAS NOT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO THE PROJECT.

ARTICLE 20 DECLARANT RIGHTS

20.1 **Special Declarant Rights.** Notwithstanding any other provisions in the Governing Documents to the contrary, the Declarant shall have all the rights and powers provided for in this Article 20. If any other article in this Declaration contains the words "notwithstanding anything to the contrary," or words of similar import, the article shall all nonetheless be subject to the terms in this Article 20.

20.2 **Right to Appoint the Management Committee During Declarant Control Period.** The Declarant shall have the right to appoint and remove all Management Committee members during the Declarant Control Period. In the appointment of Management Committee members, the Declarant shall not be bound by any qualifications for Committee Members in the Governing Documents. The Declarant may elect to have a Management Committee of fewer than the required number of members until the Declarant Control Period ends. The Declarant may assume (and shall be presumed to have assumed unless Declarant notifies the Master Association otherwise) the powers of the Management Committee without appointing Management Committee members pursuant to the rights granted in the Articles of Incorporation to the Declarant.

20.3 **Declarant Retains All Rights and Authority During Declarant Control Period.** During the Declarant Control Period, the Declarant shall retain control, power, and authority over, and all decision-making ability or authority for the Master Association and/or the Project. During the Declarant Control Period, the Declarant may also assume (and shall be presumed to have assumed unless the Declarant notifies the Master Association otherwise) the powers and authority of the Design Review Committee without the Management Committee's appointment of Design Review Committee members. During the Declarant Control Period, the Declarant may pre-approve plans and/or waive design review fees for a bulk-lot builder. The Declarant shall determine whether to hire professional management during the Declarant Control Period.

20.4 **Easement Rights.** The Declarant shall have and hereby retains an easement for access over, under, across and through the entire Project and may utilize, allow anyone else to utilize, or may grant easements over, under across, and through any easement right reserved to anyone in the Declaration.

20.5 **Right to Amend Plat.** Subject to necessary approvals from any applicable municipality or government agency, during the Declarant Control Period, the Declarant shall have the right to amend, change, or modify any Plat, subject only to the requirement that the Declarant get approval from any Owner of a Unit that has any boundary modified by the Plat.

20.6 **Assessment Exemption.** The Declarant shall be exempt from any Assessments including any Regular Assessment, Benefitted Common Area Assessment, Service Area Assessments, or special Assessment.

20.7 **Right to Amend Master Declaration, Bylaws, Articles of Incorporation, and Rules.** Until the expiration of the Declarant Control Period, the Declarant shall have the right to unilaterally amend, revise, and modify this Master Declaration, any Supplement to the Declaration establishing a Benefitted Common Area or Service Area or Additional Covenants, the Bylaws, the Articles of Incorporation, and the Rules in any way and at any time, including adding, removing, or changing substantive and material provisions, without any additional approvals from anyone including, but not limited to the Owners. Pursuant to § 57-8a-217(6) of the Act, the Declarant's promulgation or amendment of any Rules shall be exempted from the Act's rule-making process. Any amendment to the Bylaws or this Master Declaration shall be effective upon the recordation of the amendment duly executed by an

authorized officer of the Declarant. When recorded, any such amendment shall be binding upon the Project and all Persons having an interest therein including Owners. Without limiting the generality of the foregoing, the Declarant alone may amend or terminate this Master Declaration prior to the closing of a sale or transfer of any Unit.

20.8 **Right to Designate Benefitted Common Area and Service Area and Modify Prior Designations.** Until the expiration of the Declarant Control Period, the Declarant shall have the unilateral authority and sole right to designate Benefitted Common Area and Service Area and to designate the particular Units or Village assigned to such Benefitted Common Area or Service Area, as the case may be. During the Declarant Control Period, the Declarant shall have the unilateral authority and sole right to modify any previously designated Common Area or Service Area and to adjust or modify the assignments of Units or the Village or Villages respectively thereto.

20.9 **Assignment of Special Declarant Rights.** The Declarant, at any time, by recording a written notice, may assign or transfer all or some of its control, power, authority, or decision-making ability to the Master Association or any other Person prior to the end of the Declarant Control Period. In the case of the abandonment of the Project by the Declarant, the cessation of business by the Declarant, or the foreclosure of any undeveloped property that is subject to the provisions of this Declaration, the rights of the Declarant as provided for in this Declaration may be exercised by any owner of the undeveloped land within the project or to be expanded into the Project.

20.10 **Exceptions from Use Restrictions.** The Declarant shall not be bound by any use restriction in the Declaration as it relates to the Units owned by the Declarant.

20.11 **No Modification of Declarant Rights.** Any Declarant Rights in the Governing Documents and, specifically, in this Article 20, may not be substantively or procedurally altered during the Declarant Control Period without the written consent of the Declarant. Any document or amendment purporting to do so without the proper consent shall be void *ab initio*.

20.12 **Use of Units and Common Areas and Facilities for Sales Activities.** During the Declarant Control Period, the Declarant shall have the right to use any Unit owned by it, and any part of the Common Areas and Facilities and any part of any Benefitted Common Area in furtherance of any activities designed to accomplish or facilitate construction, improvement and sale of all Units owned by the Declarant or to be added to the Project, and the construction and improvement of all Common Areas and Facilities and Benefitted Common Area as the Declarant, from time to time, may desire. The Declarant shall have the right to maintain one or more sales offices. Such offices may be located on any Unit with the permission of the Owner of that Unit, who may be the Declarant, or in one or more separate structures, trailers, or facilities placed in the Project for the purpose of aiding the Declarant's sales efforts, or any combination of the foregoing. The Declarant shall also have the right to maintain any number and size of promotional, advertising, or directional signs, banners, or similar structures or devices at any place or places in the Project. The Declarant shall also have the right to designate by signs or otherwise any street or other parking as

parking for sales only or to otherwise restrict and use any Common Area parking. The Declarant shall have the right from time to time to relocate, move, remove, or add to any of its sales offices, parking restrictions, signs, banners or similar structures or devices.

- 20.13 **Facilities Open to the Public.** The Declarant shall have the right to establish certain facilities and areas within the Project for the use and enjoyment of the public. Such facilities and areas may include, by way of example, open space, trails, paths, parks, and other neighborhood areas conducive to public gatherings. The Declarant may designate such facilities and areas as open to the public at the time the same is made the responsibility of the Master Association or the Management Committee may so designate at any time thereafter.
- 20.14 **Right to Use Common Area and Facilities for Special Events.** The Declarant may use the Common Area and Facilities and Benefitted Common Area to sponsor special events for charitable, philanthropic, political, or marketing purposes, subject to the following conditions: (a) the availability of the Common Area and Facilities; (b) payment of costs and expenses incurred and indemnification of the Master Association against any loss or damage resulting from the special event; (c) return of the Common Area and Facilities in the same condition as existed prior to the special event.
- 20.15 **Exemption from Service Provider and Vendor Conflict Provision.** The restrictions set forth in Section 20.15 of this Declaration shall not apply to service providers or vendors engaged by the Master Association during the Declarant Control Period.
- 20.16 **Declarant Rights Do Not Impose Obligations.** The Declarant Rights provided for in this Article 20 shall not be construed to impose any obligation, legal or equitable, related to any matter or issue to which they might apply. The Master Association and each Owner, by taking title to a Unit, waive and disclaim any such duty and affirmatively acknowledge that no such duty exists or should be imposed as a result of the Special Declarant Rights.
- 20.17 **Declarant Exemption from Statutory Obligations.** Pursuant to § 57-8a-217(6) of the Act, Declarant is hereby exempt from the provisions of § 57-8a-217 of the Act. Pursuant to § 57-8a-211(10) of the Act and Article 18 herein, § 57-8a-211(2)-(9) of the Act shall not apply or have any effect during the Declarant Control Period and, as allowed specifically by law, the Declarant shall have no duty whatsoever to obtain a Reserve Analysis or to fund any Reserve Fund during the Declarant Control Period.

ARTICLE 21 CONFLICT AND LITIGATION AVOIDANCE

- 21.1 **Statement of Intent.** Every Owner is capable of obtaining an inspection and is permitted to perform any inspection on any Unit that Owner is purchasing or may otherwise be acquiring and on any aspect of the Project. Having had the ability to inspect prior to purchasing a Unit, it therefore is acknowledged that it is unfair and improper thereafter to seek to have the Declarant or any subcontractor performing work in the Project change, upgrade, or add additional work to the Project outside of

any express warranty obligation. Moreover, each Owner (by taking title to a Unit) and the Declarant acknowledge and agree that litigation is an undesirable method of resolving certain conflicts in that it is slow, expensive, uncertain, and can often negatively impact the value, sale, and ability to obtain financing for the purchase of Unit for years, unfairly prejudicing those Owners who must sell or who want to sell their respective Units during any period when litigation is pending. For this reason, each Owner, by taking title to a Unit, and the Declarant agree and acknowledge that certain disputes simply shall not be pursued, to the extent permitted by law, and that other disputes shall be pursued only through certain specific alternative dispute resolution mechanisms and only after full disclosure, right to cure periods, and knowing approval of the Owners. The intent of this Article 21 is to eliminate, to the extent possible, claims against or involving the Declarant and claims related to the operation and/or administration of the Master Association and/or the Common Areas and Facilities and/or the construction of the Subdivision Improvements, the Common Area and Facilities, the Benefitted Common Area and the Units in the Project, and, when and if any such claim is permitted as a matter of law or pursuant to this Master Declaration, to ensure that every opportunity is made to resolve the claim outside of litigation. This effort shall include, but not be limited to, the right to cure and the requirements for mediation and arbitration. The provisions of this Article 21 are intended to be in addition to any requirements and restrictions in § 57-8a-229 of the Act.

21.2 **Waiver of Subrogation and Release.** The Master Association and each Owner, by and upon taking title to a Unit, waives any right to subrogation against the Declarant in the Project. This waiver shall be broadly construed and applied to waive, among other things, any attempt by any insurer of any Owner or of the Master Association from pursuing or exercising any subrogation rights, whether arising by contract, common law, or otherwise, against the Declarant (including principles, officers, managers, shareholders, members, employees, agents, and representatives). To the full extent permitted by law, the Master Association and Owners hereby release the Declarant (including principles, officers, managers, shareholders, members, employees, agents and representatives) from any and all liability to the Master Association and all Owners, and anyone claiming through or under them by way of subrogation or otherwise, for any loss, injury, or damage to property, caused by fire or any other casualty or event, even if such fire or other casualty shall have been caused by the fault or negligence of the Declarant or its principles, officers, managers, shareholders, members, employees, agents and representatives. The Master Association and each Owner agree that all policies of insurance shall contain a clause or endorsement to the effect that this release and waiver of subrogation shall not adversely affect or impair such policies or prejudice the right of the Master Association or any Owner to recover thereunder. The Master Association and all Owners shall indemnify and defend the Declarant (including its principles, officers, employees, owners, or representatives) from any claims barred or released by this provision, including but not limited to any claim brought under any right of subrogation.

21.3 **Declarant Litigation.**

(a) An Owner may only make a claim against the Declarant, to the extent allowed herein or by law after the following efforts at dispute resolution have been completed: (i) Right to Cure: the Owner shall provide to the Declarant a Notice of Claim (defined below) and permit the Declarant one hundred eighty (180) days to cure or resolve the claim prior to initiating any lawsuit, claim, or dispute resolution process; (ii) if the dispute is not resolved within the 180-day Right to Cure period, the parties agree to mediate the dispute prior to taking further action. If additional, different, or modified claims, causes of action or legal theories for recovery (including damages, damage calculations) are added or asserted against the Declarant that were not included in any previously submitted Notice of Claim, the Right to Cure period provided for in this section shall be triggered and any pending action, including any mediation or arbitration, shall be stayed for the 180-day period to facilitate the Declarant's right to cure such additional, different, or modified claims.

(b) For any claim allowed by law or by this Declaration, the parties agree to binding arbitration of all claims asserted against the Declarant by either the Master Association or any Owner, with the initiating party advancing all arbitration costs subject to assignment of those costs by the arbitrator in a final decision on the merits. In the event the parties are unable to agree regarding an arbitration service, the American Arbitration Association shall administer the proceedings and the rules applicable to construction disputes shall apply. The arbitration rules shall be subject to the requirements of this Declaration and shall be modified accordingly in case of any conflict between the Rules and this Declaration.

(c) "Notice of Claim" shall mean and include the following information: (i) the nature of the claim; (ii) a specific breakdown and calculation of any alleged damages; (iii) a detailed description of the claim along with any supporting opinions, information, or other factual evidence upon which the claim is based; (iv) photographs of any alleged defect or condition, if applicable; (v) samples of any alleged defective materials; (vi) a recitation of all efforts taken to avoid, mitigate, or minimize the claim and alleged damages arising therefrom; and (vii) the names, phone numbers, and addresses of every Person providing factual information, legal or factual analysis, or legal or factual opinions related to the claim.

(d) The Master Association and the Owners take ownership and possession of the Units and Common Areas and Facilities "AS IS," with all faults and with no warranties of any kind except as otherwise required by law. **THE DECLARANT SPECIFICALLY DISCLAIMS ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR USE, OR OF HABITABILITY, TO THE FULL EXTENT ALLOWED BYLAW.**

(e) If otherwise allowed by law notwithstanding the terms of this Article 21, prior to the Master Association making any demand or commencing any mediation,

arbitration, or litigation (any "action") against a Declarant, the Master Association must have a properly-noticed meeting of the Owners, with all attorneys, experts, and other Persons expected to be involved in the claim present at the meeting. Those Persons present, including the Management Committee, must permit discussion among the Owners and questions from the Owners and must respond to all reasonable questions of the Owners related to the proposed claims. The notice for the aforesaid meeting must include the following information:

- (i) a statement must be made on the first page of such notice in bold, upper case: "**The Master Association is contemplating serious and potentially time-consuming and expensive litigation against the Declarant of this project. This litigation could cost you money in the form of increased assessments and will likely impact the resale value of your Unit and your ability to sell your Unit while this litigation is pending. This litigation could take years to resolve. You should think seriously about this issue and attend the meeting on this issue**";
- (ii) a budget and detailed breakdown of all costs and legal fees reasonably estimated to be caused by the expected litigation including a breakdown of any costs and fees to be advanced by anyone including any attorney or other representative of the Master Association under any contingency arrangement, and all those costs and fees to be paid directly by the Master Association, all of which shall assume the litigation will last five years (unless it is reasonably expected to last longer in which case the longer period shall be used for this estimate) and require a trial on the merits;
- (iii) a detailed explanation of where any money to be paid by the Master Association will be obtained including a per Unit breakdown of all costs and fees per year, assuming the litigation will last five years;
- (iv) a written statement of each Management Committee member indicating that member's position on the litigation;
- (v) a legal opinion on the likelihood of success of any such litigation or arbitration from an attorney not associated with the attorney or law firm who is anticipated to bring any such action, analyzing the applicable law, Governing Documents, and all relevant and known factual information;; and
- (vi) a detailed description of the alleged claims against the Declarant and of all efforts by the Master Association to resolve those claims prior to commencing any action. In addition to the requirements above and before commencing any action, the Master Association must obtain the approval of seventy-five percent (75%) of the total Allocated Interests in the Master Association (not 75% of those Owners present), by vote, at a lawfully called and properly noticed special

meeting for that purpose only. Any such a special meeting must occur no sooner than thirty (30) days and not later than sixty (60) days after the meeting required above. The Master Association cannot special assess, borrow money, or use any reserve funds to fund any such action or to pay for any costs associated with any such action, including but not limited to copying costs, deposition costs, expert witness costs, and filing fees.

- (j) The existence of procedures and/or requirements in this Article 21 applicable to claims against the Declarant that are barred or limited in other provisions of this Declaration shall not be construed as permitting any such claims or as contradictory to a prohibition or limit on such claims in other provisions in this Declaration. The procedures and requirements to assert a claim (including, but not limited to, the right to cure requirements, the meeting and Owner approval requirements, the mediation requirement, and the arbitration requirements) that are prohibited by this Declaration are provided solely in case any such claim is permitted by law notwithstanding the terms of this Declaration.
- (k) Landowners. All Persons owning land that is initially or subsequently incorporated into the Project and who sign the Declaration or any amendment thereto subjecting that land to the Declaration and incorporating it into the Project, shall be afforded the same rights, protections, and litigation avoidance procedures that are provided for the Declarant in this Article 21.

(Remainder of Page Intentionally Blank)

DATED THIS _____ DAY OF _____, 2025.

IVORY DEVELOPMENT, LLC

By: Christopher P. Gamvroulas

Its: President

STATE OF UTAH)
) ss
COUNTY OF _____)

On this _____, day of _____, 2025, personally appeared before me, a notary public, Christopher P. Gamvroulas, whose identity is personally known to me, (proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the president of Ivory Development LLC and that said document was signed by him in behalf of the said company with all necessary authority, and acknowledged to me that said company executed the same.

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Notary

Public

EXHIBIT A

LEGAL DESCRIPTION

The Units, Lots, and real property referred to in the foregoing Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Belmont Farms are located in Davis County , Utah and are described more particularly as follows:

Belmont Farms Subdivision, Phase 1, Lots 101 through ____, inclusive as shown on the official subdivision final plat on file and of record with the Office of Recorder for Davis County , Utah Recorded on _____ as Entry No. _____, and improvements and appurtenances as shown thereon.

Parcel Numbers _____ through _____

EXHIBIT B

**BYLAWS
FOR THE
BELMONT FARMS MASTER ASSOCIATION**

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BYLAWS

These bylaws are hereby adopted and established as the Bylaws for the Belmont Farms Master Association (the "Master Association" or the "Association"). These Bylaws and any valid amendments thereto shall apply to the Master Association upon their recording and shall bind all present and/or future Owners and Occupants of the Project.

ARTICLE I DEFINITIONS

- 1.1 **Definitions.** Except as otherwise provided herein or as may be required by the context, all terms defined in the Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Belmont Farms ("the Declaration") shall have the same defined meanings when used in these Bylaws.
- 1.2 **Notice.** Notice as required in these Bylaws shall be accomplished as provided for in the Declaration.

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II
OWN
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- 2.1 **Annual Meetings.**
 - (a) Requirement. An annual meeting of the Owners shall be held no less than once each calendar year.
 - (b) Date and Time. The date, time and location of the annual meeting shall be determined by the Management Committee, in its discretion.
 - (c) Purpose. The Annual Meeting shall be held for the following purposes.
 - (i) electing members of the Management Committee;
 - (ii) distributing of the budget, if it was not distributed before the meeting;
 - (iii) announcing the current deductible for the Master Association's property insurance and the Owners' potential responsibility for this deductible, and permitting questions and discussion on insurance issues and coverage; and

- (iv) transacting such other business as may properly come before the meeting.
- (d) Approval of Minutes. The minutes of the annual meeting may be approved by the Owners at the next annual meeting, or, in the Management Committee's discretion, by the Management Committee at a subsequent meeting of the Management Committee.
- (e) Election of Management Committee Members. If the election of the Management Committee members cannot be held on the day designated for the annual meeting of the Owners, or at any adjournment thereof, the Management Committee shall cause the election to be held at a special meeting of the Owners, to be convened as soon thereafter as may be convenient.

2.2 **Special Meetings.**

- (a) Who May Call. Special meetings of the Owners may be called by the Management Committee, the President, or upon the written request of Owners holding not less than twenty-five percent (25%) of the Allocated Interest of the Master Association.
- (b) Requirements for Request of Owners. Any written request for a special meeting by the Owners shall include the signature of each Owner affirmatively supporting such request along with a statement of the purpose of the meeting. The statement of affirmation and purpose must be on every document containing signatures. Such written request is to state the purpose or purposes of the meeting and shall be delivered to the Manager, or the President, who shall then call, provide notice of, and conduct a special meeting within sixty (60) days of receipt of the request that shall address the purpose identified on the request, but no other issues.

2.3 **Place of Meetings.** The Management Committee may designate the office of the Manager or any place within the City as the place of meeting for any annual or special meeting.

2.4 **Notice of Meetings.** The Management Committee shall cause written notice of the time and place, and in the case of a special meeting, the purpose, for all meetings of the Owners (whether annual or special) to be delivered, not more than thirty (30) nor less than ten (10) days prior to

the meeting.

2.5 **Methods for Notice.** Any notice to be given to an Owner, a Lender, or the Master Association under the provisions of the Governing Documents shall be in writing and shall be deemed valid if provided by any of the below methods:

(a) Notice to an Owner from the Master Association:

- (i) by a written notice delivered personally to the Owner, which shall be effective upon delivery;
- (ii) by a written notice placed in the United States mail, first-class postage prepaid, to the most recent address furnished by such Owner in writing to the Master Association for the purpose of giving notice, or, if no such address shall have been furnished, to the street address of such Owner's Unit. Any notice so deposited in the mail shall be deemed delivered forty eight (48) hours after such deposit;
- (iii) by email correspondence to an Owner: (1) sent to an email address provided by the Owner for the purpose of Master Association communications, or (2) emailed to an email address from which the Owner has communicated related to Master Association matters, and so long as no indication is received that the email may not have been delivered. Any notice sent by email shall be deemed delivered when sent;
- (iv) by facsimile (whether to a machine or to an electronic receiving unit) to an Owner sent to a facsimile number provided by the Owner for the purpose of Master Association communications and so long as no indication is received that the facsimile may not have been delivered. Any notice sent by facsimile shall be deemed delivered when sent;
- (v) by any other method that is fair and reasonable given the circumstances and the subject matter of the notice or otherwise allowed by law.
- (vi) Notwithstanding anything to the contrary in this Section 15.1, the Master Association shall send all notices to an owner by U.S. Mail if such Owner, by written demand, demands to receive notices from the Master Association by mail.

- (vii) In the case of co-Owners, notice to one of the co- Owners is effective as notice to all such co-Owners. The Master Association shall not be required to give more than one notice per Unit. In case any two co-Owners send conflicting notice demands, notice shall be proper if mailed by first-class mail to the Unit address.
- (viii) In case posting of a notice on the Unit is permitted, such posting is effective when posted on the front or primary access door to the Unit and any such posting may be removed by the Master Association the sooner of either (1) two (2) days after the event or action for which notice was given or (2) ten (10) days after the posting.

(b) Notice to Master Association from an Owner. An Owner's notice to the Master Association shall be effective upon the satisfaction of any of the following delivery methods:

- (i) by a written notice delivered personally to the Manager or President, which shall be effective upon delivery;
- (ii) by a written notice placed in the United States mail, first-class postage prepaid, to the current registered business address of the Master Association. Any notice so deposited in the mail shall be deemed delivered forty eight (48) hours after such deposit;
- (iii) by written email correspondence to the Master Association:
 - (1) that is sent to an email address provided by the Master Association in the prior twelve (12) months for the purpose of Master Association communications, or (2) that is emailed to an email address from which the Manager or the Management Committee has communicated related to Master Association matters, and so long as no indication is received that the email may not have been delivered or received. Any notice sent by email shall be deemed delivered forty eight (48) hours after it is sent; or
- (iv) by facsimile (whether to a machine or by other means) to the Master Association sent to a facsimile number provided by the Master Association for the purpose of Master Association communications and so long as no indication

is received that the facsimile may not have been delivered or received. Any notice sent by facsimile shall be deemed delivered when sent.

- 2.6 **Owners of Record.** For the purpose of determining Owners entitled to notice of or to vote at any meeting of the Owners, or any adjournment thereof, the Management Committee may designate a record date, which shall not be more than thirty (30) or less than ten (10) days prior to the meeting. If no record date is designated prior to sending notice of the meeting, the first date on which a notice of the meeting is sent shall be deemed to be the record date for determining Owners entitled to notice of or to vote at the meeting. The Person appearing in the records of the Master Association on such record date as the Owners of record of Units in the Property shall be deemed to be the Owners of record entitled to notice of and to vote at the meeting of the Owners.
- 2.7 **Quorum.** Those Owners and the holders of proxies entitled to cast votes present at an annual or special meeting shall constitute a quorum for the transaction of business.
- 2.8 **Proxies.** At each meeting of the Owners, each Owner entitled to vote shall be entitled to vote in person or by proxy; provided, however, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been executed by the Owner or by the Owner's attorney when duly authorized in writing. If a Unit is jointly owned, the instrument authorizing a proxy to act may be executed by any one (1) Owner of such Unit or that Owner's attorneys when duly authorized in writing. Such instrument authorizing a proxy to act shall set forth the specific matters or issues upon which the proxy is authorized to act, and may allow the proxy to vote on any issue arising at any particular meeting or meetings. Such instrument shall be delivered either prior to or at the meeting (but no later than any point after the start of the meeting and announced as the final time to deliver proxies) to the Secretary of the Master Association or to such other officer or individual who has been authorized by the Master Association to accept proxies at the meeting.
- 2.9 **Votes.** With respect to each matter submitted to a vote of the Owners, each Owner entitled to vote at the meeting shall have the right to cast, in person or by proxy, one vote for each Unit of such Owner. The affirmative vote of a majority of the votes entitled to be cast by the Owners present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the Owners,

unless a greater proportion is required by these Bylaws, the Declaration, the Act, or the Utah Revised Nonprofit Corporations Act. When more than one Owner holds an interest in a Unit, any Owner may exercise the vote for such Unit on behalf of all co-Owners of the Unit. In the event of two conflicting votes by co-Owners of one Unit, no vote shall be counted for that Unit but one Owner shall be counted for the purposes of establishing a quorum. In no event shall fractional votes be exercised in respect to any Unit.

- 2.10 **Ballots and Written Consent.** The Master Association may utilize written consents and/or ballots consistent with the requirements of the Revised Nonprofit Corporation Act.
- 2.11 **Minutes of Meetings.** The secretary shall take minutes of all meetings of the Owners. The minutes shall include, at a minimum, (a) the identification of the Persons present at the meeting in person and by proxy; (b) the date of the meeting; (c) the identification of any issue that is voted on or decided in the meeting; (d) the number of votes cast for and against any issue decided upon; and (e) the exact wording of any resolution passed at the meeting. The failure to take appropriate minutes or otherwise comply with this section 2.10 does not invalidate any action taken at a meeting. Draft meeting minutes for each meeting of the Owners shall be made available upon request consistent with Section 4.4 of the Declaration.

ARTICLE III MANAGEMENT COMMITTEE

- 3.1 **Number, Tenure, Qualifications, and Election.**
 - (a) **Number of Members.** The Management Committee shall be composed of an odd number of at least three (3) but no more than seven (7) individuals meeting the qualifications stated in the Declaration and Section 3.1(b) below, subject to the Declarant Rights set forth in the Declaration.
 - (b) **Member Requirements.** At all times after the end of the Declarant Control Period and turnover of the Project from the Declarant, at least three (3) of the Management Committee members must have as their primary residence a Unit in the Project. For purposes of service on the Management Committee an "Owner" may include the spouse of an Owner. Any candidate whose election or appointment would contravene requirements of this Section 3.1(b) shall be ineligible for election or appointment. In determining

which of multiple candidates elected shall serve if only one can serve and maintain the requirements of this provision, the highest vote getter shall prevail. If both have equal votes, then the issue shall be resolved by a coin toss. Candidates must also be current on all Assessments.

- (c) Term. Except during the Declarant Control Period, and except for the terms of at least two (2) of the initial member of the Management Committee elected upon turnover of management of the Master Association in order to create staggered terms, the term of each Management Committee member shall be two (2) years.
- (d) Nominations. At or before the annual meeting or any subsequent meeting at which the election is held, any Owner may submit his/her own name or the name of any other willing and otherwise qualified person to serve on the Management Committee. If the Master Association gives advance notice of any persons seeking election to the Management Committee, it shall include the names of every person from whom it has received the written affirmation. If the name of a person is submitted who is not in attendance at the meeting, it shall not be added to the final ballot for election of Management Committee members unless it is submitted with a written statement signed by the person indicating that the person is willing to serve.
- (e) Disqualification. If any Management Committee member is alleged to not meet the qualification requirements in the Declaration and any Management Committee member is notified of or discovers this alleged lack of qualification, the Management Committee shall promptly investigate and verify whether the Management Committee member is qualified or not, and during this period shall not make any further decisions. If the Management Committee member is not qualified, the Management Committee member's membership on the Management Committee shall terminate automatically retroactive to the date that written notice of an alleged lack of qualification was provided to the Master Association or, if no notice was provided, to the date that the Management Committee established that the Management Committee member was not qualified. If a Management Committee member becomes unqualified or was not qualified under the Governing Documents, but was nonetheless elected to or permitted to remain on the Management Committee, the decisions and actions

of the Management Committee and that Management Committee member are not subject to challenge on this basis up to the time that the Master Association is notified in writing as provided for in this Section.

(f) Removal for Failure to Participate. If any Management Committee member shall fail to appear at three (3) successive regular Management Committee meetings in a row or fifty percent (50%) or more of the regular Management Committee meetings within any calendar year, after having received proper notice of the meetings and after the Management Committee has attempted in good faith to schedule meetings consistent with all of the members' schedules, the other Management Committee members may by unanimous vote remove that member and appoint a new member.

3.2 Meetings.

(a) Regular Meetings. The Management Committee shall hold regular meetings at twice yearly, and more often at its discretion.

(b) Who Is Entitled to Attend. Consistent with § 57-8a-226 of the Act, Owners may attend meetings and may be present for all discussion, deliberation, and decisions except when the Management Committee is in executive session.

(c) Special Meetings. Special meetings of the Management Committee may be called by or at the request of any two Management Committee members or the President. Notice of any special meeting shall be given at least 48 hours prior thereto to each Management Committee member. Except as provided by law, no notice of special meetings is required to be provided to Owners, although any Owner may attend a special meeting if the Owner appears at the physical location of the meeting in person.

(d) Quorum and Manner of Acting. A majority of the Management Committee members shall constitute a quorum for the transaction of business at any meeting of the Management Committee. The act of a majority of the Management Committee members present at any meeting at which a quorum is present and for which proper notice was provided to the Management Committee members shall be the act of the

Management Committee. The Management Committee members shall act only as a Management Committee, and individual Members shall have no powers as such.

- (e) Place and Notice of Meetings. The Management Committee may designate any place in the City as the place of meeting for any regular meeting called by the Management Committee but shall in good faith attempt to hold meetings at the office of the Manager or in as close a proximity to the Project as reasonably possible. All Management Committee members and Owners shall be given at least ten (10) days' notice of regular meetings.
- (f) Executive Session.
 - (i) The Management Committee or a Sub-Committee may, by motion and a vote, continue deliberations and discussions in executive session and, if they enter executive session, shall discontinue any executive session by motion and a vote. A member of the Management Committee who is not a member of a Sub-Committee, shall not be entitled to attend executive sessions of the Sub-Committee or inspect attorney-client privileged minutes of the Sub-Committee, without approval of the Management Committee.
 - (ii) The minutes of the meeting at which an executive session is held shall include:
 - (I) The purpose(s) of the executive session in sufficient detail. By way of example, the following are sufficient descriptions: "to discuss the terms of a management contract with XYZ Company," "To discuss the pending litigation with XYZ," or "to discuss a complaint of a Rule violation."
 - (2) Any decisions made during executive session. Decisions made in executive session that cannot be properly and fully documented without disclosing attorney-client privileged information shall be recorded in the minutes of the meeting as "Decision made regarding attorney-client privileged issue that are recorded in Separate and attorney-client privileged minutes of the Executive Session" and separate executive session

minutes shall be created that shall fully describe the decision as would normally be required in regular minutes. The separate executive session minutes shall state on their face that they contain attorney-client privileged information and shall be disclosed to non-committee members only as required by law for the disclosure of attorney-client privileged information.

- (iii) The discussions in executive session shall be confidential and shall not be disclosed to anyone outside of the meeting except as authorized by the Management Committee or the Sub-Committee. Documents analyzed in executive session may be confidential for other reasons provided for by law or in the Governing Documents, but they are not confidential merely as a result of having been discussed or presented in executive session.
- (iv) Executive sessions may be held to discuss and make decisions related to the following matters:
 - (1) Pending or prospective legal proceedings and issues related to the Master Association, its operations, or its governance, including but not limited to meetings with the Master Association's counsel;
 - (2) Contracts and purchases related to the Master Association, including but not limited to the negotiations, potential breaches, reviews of contracts, and the terms of any purchases;
 - (3) Master Association employee and personnel issues, including reviews, discipline issues, termination issues, salary issues, and the terms of employment; and
 - (4) Rule violations by owners, including but not limited to the discussion of complaints and whether to impose fines or utilize any particular remedy to address particular violations.
 - (5) The Management Committee or the Sub-Committee holding the executive session shall determine who outside of that committee shall be allowed to be present in executive session, and no one else is entitled to be present. All members of the Management Committee shall be entitled to be present at executive committee meetings of the Management Committee. All members

of a Sub-Committee shall be entitled to be present in executive sessions of the Sub- Committee.

3.3 Informal Action and Action by Committee Members without a Meeting

- (a) Any action that is required or permitted to be taken at a meeting of the Management Committee may be taken without a meeting if each and every Management Committee member, in writing, either:
 - (i) votes for the action or
 - (ii) votes against or abstains from voting, and fails to exercise his/her right to demand that action not be taken without a meeting.
- (b) An action taken pursuant to this section shall not be effective unless the Master Association receives writings:
 - (i) describing the action taken;
 - (ii) signed by each Management Committee member; and
 - (iii) not revoked pursuant to subsection 3.3(d).
- (c) Action is taken under this section is effective only if the affirmative vote for the action equals or exceeds the minimum number of votes that would be necessary to take the action at a meeting at which all of the Management Committee members then in office were present and voted.
- (d) A Management Committee member may revoke consent to any action given pursuant to this section by communicating, in writing, that the member has changed his/her vote, in writing, with a description of the action. To be effective, the revocation must be received before receipt of the final consent necessary for the action to be effective.
- (e) An action approved of pursuant to this section is effective when the last writing necessary to satisfy this section is received by the Master Association.
- (f) Action taken pursuant to this section has the same effect as action taken at a meeting of the Management Committee and may be described as an action taken at a meeting of the Management Committee members in any document.
- (g) For purposes of this section:

- (i) "Signed" or "signature" is any indication on the document (whether paper or electronic) that the document is from and consented to by the person who is purported to have sent it. For example, a typed name at the bottom of an email satisfies the requirement for a signature.
- (ii) "Writing" shall refer to an email, letter, or any other physical or electronic document.
- (iii) Communications may be by email, hand delivery, mail, or other electronic or physical means.
- (iv) Any response to any electronic communication shall be:
- (v) to the address of the sender using the same address and means of communication as was used to send the request for consent of an action (such as email, facsimile, or hand delivery); or
- (vi) to any address in regular use (electronic, telephonic, or physical) by the person sending the request.
- (vii) A communication shall satisfy the requirement to "describe the action taken" if:
 - (1) it is in the form of an email and it includes with the email the content of prior emails in the email chain that describe or include the proposed action; or
 - (2) the writing from the Management Committee member otherwise sufficiently references the proposed action.

3.4 **Compensation.** No Management Committee member shall receive compensation for any services that he/she may render to the Master Association as a Management Committee member; provided, however, that a Management Committee member may be reimbursed for expenses incurred in the performance of his/her duties as a to the extent such expenses are unanimously approved by the Management Committee.

3.5 **Resignation and Removal.** A Management Committee member may resign at any time by delivering a written resignation to any member of the Management Committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. An oral resignation attempt is not effective. Any Management Committee member may be removed and replaced at any time, with or without cause, by the affirmative vote of at

least fifty percent (50%) of the Allocated Interest of the Master Association at a special meeting of the Owners duly called for such purpose.

3.6 **Vacancies.** If vacancies shall occur in the Management Committee by reason of the death, resignation, removal for failure to attend meetings, or disqualification of a Management Committee member, the Management Committee members then in office shall continue to act, and such vacancies shall be filled by a vote of the Management Committee members then in office, even though less than a quorum may be available. Any vacancy in the Management Committee occurring by reason of removal of a Management Committee member by the Owners may be filled by election by the Owners at the meeting at which such Management Committee member is removed. Any Management Committee member elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his/her/their predecessor.

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4.1 **Officers.** The officers of the Master Association shall be a president or chairperson (the "President"), vice-president or vice chairperson ("Vice-President"), secretary (the "Secretary"), and treasurer (the "Treasurer").

4.2 **Election, Tenure and Qualifications.** The officers of the Master Association shall be chosen by the Management Committee annually at the first meeting of the Management Committee following the annual meeting. Each such officer shall hold such office until a successor has been elected or until such officer's death, resignation, disqualification, or removal, whichever first occurs. No person shall hold more than one office except during the Declarant Control Period or any period in which there is only three (3) Management Committee members, the Vice President may also serve as Treasurer. All officers must be members of the Management Committee during the entire term of their respective offices.

4.3 **Subordinate Officers.** The Management Committee may from time to time appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Management Committee may from time to time determine. Subordinate officers need not be members of

the Master Association.

4.4 **Resignation and Removal.** Any officer may resign at any time by delivering a written resignation to any Management Committee member or to any Manager. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed and replaced by the Management Committee at any time, with or without cause.

4.5 **Vacancies and Newly Created Offices.** If any vacancy shall occur in any office by reason of death, resignation, removal, disqualification, or any other cause, or if a new office shall be created, such vacancies or newly created offices may be filled by the Management Committee at any regular or special meeting. During the time that any office is vacant and no other officer is available to perform the duties of that office as required below, the Management Committee shall ensure that the duties and responsibilities of the office are performed.

4.6 **The President.** The President shall preside at meetings of the Management Committee and at meetings of the Owners. At all meetings, the President shall have all authority typically granted to the person presiding over a meeting including but not limited to: (a) the right to control the order of the meeting; (b) the right to arrange for the removal of any disruptive persons who may include but not be limited to any person who (i) refuses to abide by rules or requests of the presiding person related to the order of the meeting and when speaking is permitted, or (ii) engages in vulgar, threatening, or otherwise inappropriate language or gestures; (c) the right to impose and enforce reasonable rules and procedures related to the meeting such as those found in "Robert's Rules of Order" or "The Modem Rules of Order"; and (d) the right to designate the Manager or any other person to preside over any meeting at which the President is present. The President shall sign on behalf of the Master Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things as required by the Management Committee. The President shall have the general authority to implement decisions of the Management Committee and shall oversee the operations of the Master Association. The President shall have authority in case of emergency to take action without Management Committee approval as is necessary and prudent to preserve and protect property. The President shall be responsible for the duties of any other office while that office is vacant.

4.7 **The Vice President.** The Vice President shall also act in the place and stead of the President in the event of the President's absence or inability

or refusal to act. The Vice President shall perform such other duties as required by the Management Committee.

- 4.8 **The Secretary.** The Secretary shall keep the minutes of the Master Association and shall maintain such books and records as these Bylaws, the Declaration, the law, or any resolution of the Management Committee may require such person to keep. The Secretary shall also act in the place and stead of the President in the event of the President and Vice President's absence or inability or refusal to act. The Secretary shall perform such other duties as required by the Management Committee.
- 4.9 **The Treasurer.** The Treasurer shall have the custody and control of the funds of the Master Association, subject to the action of the Management Committee, and when requested by the President, shall report the state of the finances of the Master Association at each meeting of the Owners and at any meeting of the Management Committee. The Treasurer shall have authority and obligation to generally implement the requirements of governing documents as it relates to the funds of the Master Association. The Treasurer shall also act in the place and stead of the President in the event of the President, Vice President, and Secretary's absence or inability or refusal to act. The Treasurer shall perform such other duties as required by the Management Committee.
- 4.10 **Compensation.** No officer shall receive compensation for any services rendered to the Master Association as an officer; provided, however, that an officer may be reimbursed for expenses incurred in performance of such duties as an officer to the extent such expenses are approved by the Management Committee.

ARTICLE V

SUB-COMMITTEES

- 5.1 **Designation of Sub-Committees.** The Management Committee may from time to time by resolution designate such committees (each a "Sub-Committee") as it may deem appropriate in carrying out its duties, responsibilities, functions, and powers, including, without limitation, Village Sub-Committees. The membership of each such Sub- Committee designated hereunder shall include at least one (1) Management Committee member. A Sub-Committee shall not have any powers, duties, or responsibilities beyond those specifically assigned by the Management Committee in a written resolution. The Management Committee may terminate any Sub-Committee at any time.

5.2 **Proceedings of Sub-Committees.** Each Sub-Committee designated hereunder by the Management Committee may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such Sub-Committee may from time to time determine. Each such Sub-Committee shall keep a record of its proceedings and shall regularly report such proceedings to the Management Committee.

5.3 **Quorum and Manner of Acting.** At each meeting of any Sub-Committee designated hereunder by the Management Committee, the presence of members constituting at least a majority of the authorized membership of such Sub-Committee (but in no event less than two (2) members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such Sub-Committee. The members of any Sub-Committee designated by the Management Committee hereunder shall act only as a Sub-Committee, and the individual members thereof shall have no powers, as such. A Sub-Committee may exercise the authority granted by the Management Committee.

5.4 **Resignation and Removal.** Any member of any Sub-Committee designated hereunder by the Management Committee may resign at any time by delivering a written resignation to the President, the Management Committee, or the presiding officer of such Sub-Committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Management Committee may at any time, with or without cause, remove any member of any Sub-Committee designated by it thereunder.

5.5 **Vacancies.** If any vacancy shall occur in any Sub-Committee designated by the Management Committee due to disqualification, death, resignation, removal, or otherwise, the remaining members shall, until the filling of such vacancy by the Management Committee, constitute the then total authorized membership of the Sub-Committee and, provided that two (2) or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Management Committee.

ARTICLE VI

INDEMNIFICATION

6.1 **Indemnification.** No Management Committee member, officer, or member of a Sub-Committee (including any member of the Design Review Committee) shall be personally liable for any obligations of the Master Association or for any duties or obligations arising out of any acts or

conduct of said Management Committee member, officer, or Sub-Committee member performed for or on behalf of the Master Association. The Master Association shall and does hereby indemnify and hold harmless each person who shall serve at any time as a Management Committee member, officer of the Master Association, or a member of a duly formed Sub-Committee, as well as such person's heirs and administrators, from and against any and all claims, judgments, and liabilities to which such persons shall become subject, by reason of that person having heretofore or hereafter been a Management Committee member, officer of the Master Association, or member of a Sub-Committee or by reason of any action alleged to have been heretofore or hereafter taken or omitted to have been taken by him/her as such Management Committee member, officer, or Sub-Committee member, and shall advance and reimburse any such person for all legal and other expenses reasonably incurred in connection with any such claim or liability; provided that the Master Association shall have the right, in its sole discretion, to defend such person from all suits or claims; provided further, however, that no such person shall be indemnified against or be reimbursed for or be defended against any expense or liability incurred in connection with any claim or action arising out of such person's gross negligence or intentional misconduct. The rights accruing to any person under the foregoing provisions of this Section shall not exclude any other right to which such person may lawfully be entitled, nor shall anything herein contained restrict the right of the Master Association to indemnify or reimburse such person in any proper case, even though not specifically provided for herein or otherwise permitted.

6.2 **Other Indemnification.** The indemnification herein provided shall not be deemed exclusive of any other right to indemnification to which any person seeking indemnification may be provided under any statute, agreement, vote of disinterested Management Committee members, or otherwise, both as to action taken in any official capacity and as to action taken in any other capacity while holding such office. The indemnification herein provided shall continue as to any person who has ceased to be a Management Committee member, officer, Sub-Committee member, or employee, and shall inure to the benefit of the heirs, executors, and administrators of any such person.

6.3 **Settlement by Master Association.** The right of any person to be indemnified shall be subject always to the right of the Master Association by the Management Committee, in lieu of such indemnity, to settle any

such claim, action, suit, or proceeding at the expense of the Master Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

ARTICLE VII

AMENDMENTS

- 7.1 **Amendments.** Except as permitted specifically herein or required by the Act, these Bylaws may be amended by the affirmative vote of Owners of Lots holding at least sixty- seven percent (67%) of the Allocated Interest in the Master Association at a meeting called for that purpose provided, however, that during the Declarant Control Period, any such amendment shall require the approval of Declarant. Nothing in this Section 7.1 shall be construed to limit the Declarant's unilateral right to amend these Bylaws (or the Declaration or Rules) during the Developer Control Period as set forth in Section 20.7 of the Declaration.
- 7.2 **Execution of Amendments.** Upon obtaining the required vote, an amendment shall be signed by the President and Secretary of the Master Association, who shall certify that the amendment has been properly adopted to as required by these Bylaws. An amendment complying with the requirements of these Bylaws and the Declaration shall be effective when the amendment has been recorded in the office of the County Recorder of Davis County, Utah.

ARTICLE VIII

WAIVER OF IRREGULARITIES

- 8.1 **Waiver of Procedural Irregularities.** All inaccuracies and irregularities in calls or notices of meetings, in the manner of voting, in the form of proxies, in the method of ascertaining persons present, in the method of making decisions, or in the method of accepting or counting votes shall be deemed waived under the following circumstances:
 - (a) if the objecting person was in attendance at the meeting, they are waived if no objection to the particular procedural issue is made at the meeting.
 - (b) if the objecting person was not in attendance at the meeting but has proper notice of the meeting, they are waived if no objection to the particular procedural issue is made within sixty (60) days of the date the meeting is held,

- (c) if the objecting person was not in attendance at a meeting, did not have proper notice of the meeting, but had actual notice of the meeting before it occurred, they are waived if no objection to the particular procedural issue is made within ninety (90) days of the date of the meeting,
- (d) if the objecting person was not in attendance at the meeting and did not have actual and proper notice of the meeting before it occurred, within ninety (90) days of receiving actual notice of the occurrence of the meeting or of any decision that was made at the meeting.
- (e) for any action, vote, or decision that occurred without a meeting, within one hundred and twenty (120) days of receiving actual notice of the occurrence of the action, vote, or decision.

8.2 **Requirements for Objections.** All objections except those made at a meeting shall be in writing. Whenever made, objections must be specific, shall include identification of the specific provision of the Governing Document or other Law that has been violated, and shall include a brief statement of the facts supporting the claimed violation.

8.3 **Irregularities that Cannot Be Waived.** The following irregularities cannot be waived under the prior subsection:

- (a) Any failure to comply with the provisions of the Declaration.
- (b) Any failure to obtain the proper number of votes required to pass a particular measure.



EDM Partners

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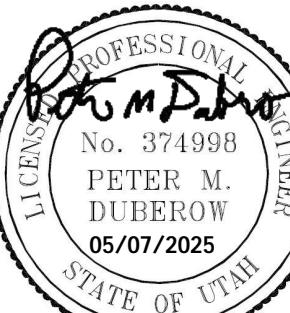
SCALE: 1" = 80'



NOTES:

PROJECT STATISTICS:	
PROJECT AREA =	21.14 AC
SINGLE FAMILY LOTS =	19
DENSITY =	0.90 DU/AC
OPEN SPACE =	1.25 AC

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR
CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS
A CONVENIENCE TO AID YOU IN LOCATING THE LAND
INDICATED HEREON WITH REFERENCES TO STREETS
AND OTHER LAND. NO LIABILITY IS ASSUMED BY
REASON OF ANY RELIANCE HEREON.



Belmont Farms

Phase 2

Concept Plan

PROJECT:	
DRAWN BY:	PMD
REVIEWED BY:	BAC
REVISIONS:	

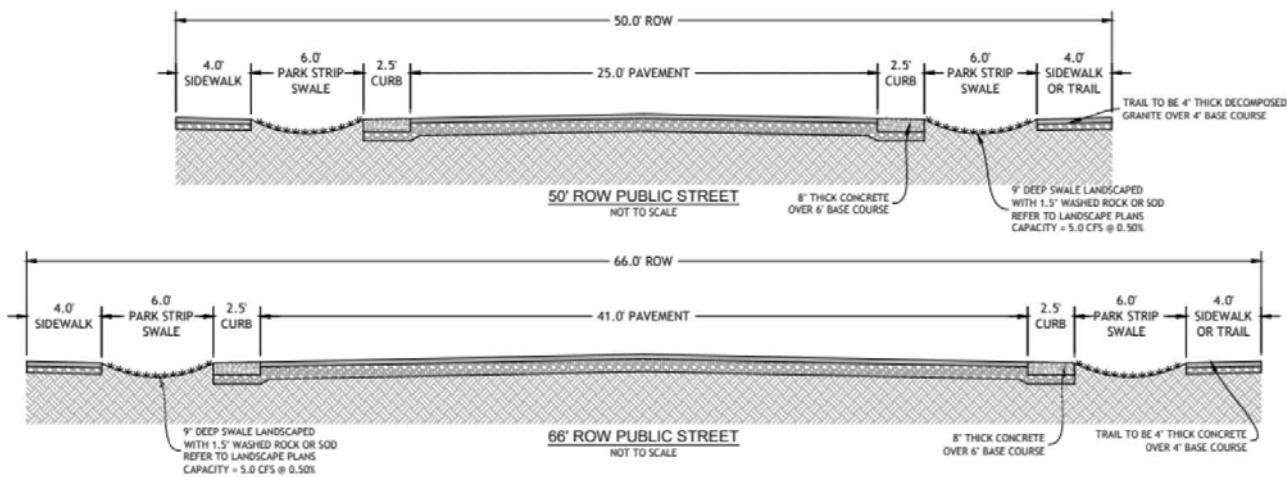
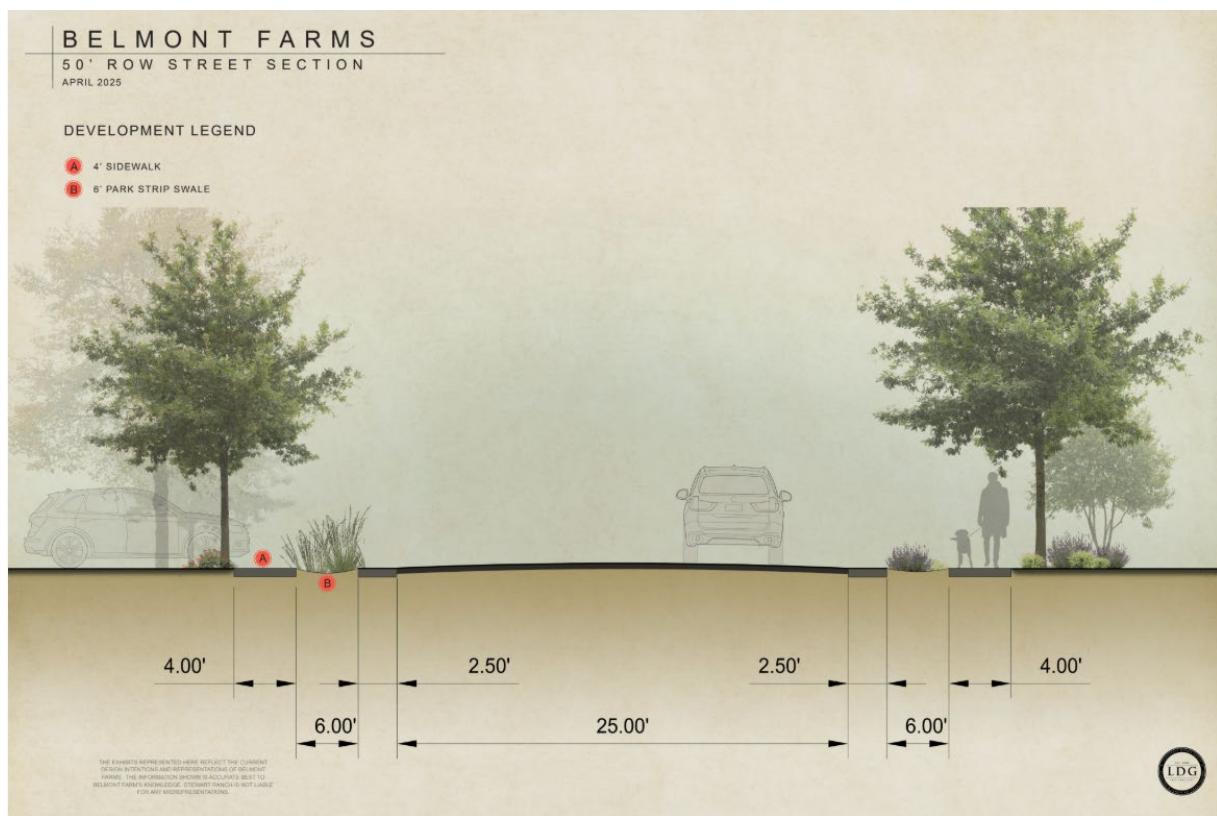
DATE: **May 7, 2025**

May 7, 2023

SHEET NUMBER.

NUMBER.

EXHIBIT D
(Street Cross Section)



MEMORANDUM



TO: Mayor and City Council

DATE: August 15, 2025

FROM: Duane Huffman, City Administrator

RE: **Investment Policy – Resolution 576-25**

This memo introduces a resolution to adopt the city's first formal Investment Policy Statement (IPS). The purpose of the policy is to ensure that any investments made are in compliance with the Utah Money Management Act (Utah Code Title 51, Chapter 7).

Background

The Utah Money Management Act governs allowable investments by municipalities. Traditionally, the city has only used the Public Treasurers' Investment Fund (PTIF), which is permissible under state law and administered by the State Treasurer. To go beyond PTIF, the city needs a written investment policy consistent state law.

Staff believe that the current economic climate (e.g. the likelihood of interest rates falling) combined with the city's assets and cash flow history, make now a prudent time to adopt such a policy and engage in other forms of investment. To that end, staff recommends adopting an IPS and working with Moreton Asset Management as an investment manager.

Representatives from Moreton Asset Management will be at the council meeting to present and discuss their services.

Proposed Investment Policy Statement

The proposed IPS has been prepared in accordance with the Utah Money Management Act and industry best practices for municipal investment management. It provides a clear framework for decision-making, oversight, and compliance with State requirements.

Highlights include:

- **Investment Objectives** - Maintain the safety of principal, provide sufficient liquidity to meet City needs, maximize returns within prudent risk levels, and ensure fiduciary control of all investments.
- **Allowable Investments** - Limited to high-quality instruments permitted by State law, including U.S. Government and agency securities, investment-grade corporate notes and bonds, municipal securities, certificates of deposit, and money market funds.

- Maturity Limits - Maximum maturity for most individual securities is five years, with stricter limits for corporate bonds (three years for floating rate; 15 months for fixed rate).
- Credit Quality Standards - Minimum long-term ratings of A-/A3 and short-term ratings of A-1/P-1 or equivalent from recognized rating agencies.
- Annual Review and Oversight – Requires at least annual review by the City and its investment manager to assess performance, ensure compliance, and make adjustments as needed.
- Utah Money Management Act Compliance - States explicitly that in the event of a discrepancy, State law requirements supersede the IPS.

Recommendation

Staff recommend approval of the resolution adopting the attached Investment Policy Statement. This action will ensure compliance with State law while providing a prudent and transparent framework for managing the city's investments.

WEST BOUNTIFUL CITY

RESOLUTION #576-25

A RESOLUTION ADOPTING AN INVESTMENT POLICY STATEMENT.

WHEREAS, the City recognizes the importance of responsibly managing its financial resources to best serve the interests of its residents and further the objectives of the City; and,

WHEREAS, it is necessary and appropriate to establish a comprehensive investment policy to provide guidelines for the safekeeping and investment of the City's monies; and,

WHEREAS, the attached policy is designed to fulfill both the statutory requirements of Title 51, Chapter 7 of Utah Code and the rules of the State Money Management Council;

NOW THEREFORE, BE IT RESOLVED by the City Council that:

1. Adoption of Investment Policy Statement. The Investment Policy Statement for West Bountiful City, as set forth in Exhibit A attached hereto, is hereby adopted.
2. This resolution shall take effect immediately passing.
3. Severability. If any section, part, provision or other portion of this resolution, or the standard rules or regulations herein adopted is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of any other section, part, provision, or other portion of this resolution.

Passed and approved by the City Council of West Bountiful City this 19th day of August, 2025.

Ken Romney, Mayor

Voting by the City Council: Aye Nay

Council member Ahlstrom	____	____
Council member Butterfield	____	____
Council member Enquist	____	____
Council member Nielsen	____	____
Council member Preece	____	____

Attest:

Remington Whiting, City Recorder

INVESTMENT POLICY STATEMENT

I. PURPOSE OF THE INVESTMENT POLICY STATEMENT

This Investment Policy Statement (IPS) sets forth the guidelines that the City has adopted to make investment-related decisions with respect to its assets. The policy identifies the investment goals and objectives of the City, and sets out parameters for selecting investments. The IPS will be used by the Investment Manager, as the basis for investing the City's assets, and will itself be reviewed, at least annually, by the City and Investment Manager.

II. ROLES, RESPONSIBILITIES, AND PROCEDURES

Defined Roles. The parties involved in the management of the City's assets include, but are not limited to:

- a. City: The City shall make all decisions regarding the selection and retention of asset classes and investment options available in the Investment Policy Statement. Accordingly, the City shall have authority make decisions regarding changes to the IPS, the selection of investment managers, performance analysis, investment monitoring etc.
- b. Investment Manager. The Investment Manager is delegated responsibility, by the City, to invest and manage the City's assets in accordance with this IPS and applicable laws and regulations. The Investment Manager will strive to invest with the judgment and care that prudent individuals would exercise in the execution of their own affairs.

III. INVESTMENT PHILOSOPHY AND OBJECTIVES

Investment options allowed under the IPS shall be selected in order to achieve the following objectives: 1) maintain the safety of principal; 2) provide sufficient liquidity to meet the City's needs; 3) maximize returns within reasonable and prudent levels of risk; and 4) provide fiduciary control of all investments.

The City shall select a diverse range of asset classes and investment vehicles to allow for diversification within the portfolio.

The City and Investment Manager shall review the IPS no less frequently than annually, in order to determine the continuing suitability of the language and investment options allowable under the IPS.

IV. SELECT AND MONITOR INVESTMENT OPTIONS

The City and Investment Manager shall evaluate the makeup and results of the existing investments at least annually. The City and Investment Manager shall monitor and consider factors that include, but are not limited to: changes in investment approach, risk tolerances, and liquidity requirements. Due to maturities, withdrawals and deposits of cash, market value fluctuations, and other factors, the portfolio will be monitored regularly by the Investment Manager to determine if asset classes

need to be rebalanced. The City reserves the right to amend this investment policy statement at any time and from time to time as it deems necessary or appropriate. This investment policy statement shall remain in effect until modified by City and acknowledged by the Investment Manager.

V. ALLOWABLE INVESTMENTS

The portfolio may be invested in the following types of assets and asset classes

- a. US Government and Agency Securities
 - i. Direct obligations of the US Government
 - ii. Government Agency Obligations (FNMA, FHLB, FHLMC, FFCB, GNMA, SLMA)
- b. Corporate Debt Securities
 - i. Notes and Bonds
 - ii. Commercial Paper
- c. Municipal Securities
 - i. Notes and Bonds
 - ii. Commercial Paper
- d. Money Market Funds

VI. INVESTMENT PARAMETERS

- a. The maximum maturity for individual securities will not exceed 5 year(s). For floating rate corporate bonds, the max maturity is 3 years, and for fixed rate corporate bonds, the max maturity is 15 months.
- b. The minimum credit ratings for individual securities at the time of purchase are:
 - i. LONG-TERM RATINGS: A-/A3/A-/A- (S&P/Moody's/Fitch/DBRS)
 - ii. SHORT-TERM RATINGS: A-1/P1/F-1/R-1 (S&P/Moody's/Fitch/DBRS)
- c. Investments are subject to the most recent revision of the Utah Money Management Act. If any discrepancies between this document and the State Money Management Act exist, the Act will supersede.

VII. ACKNOWLEDGEMENT OF RISK

The City and Investment Manager acknowledge that all assets and the portfolio as a whole are subject to risks that include, but are not limited to: loss of principal, price volatility, illiquidity, default of cash payments, declines in market value, and credit rating downgrades. The City acknowledges that Investment Manager obtains information from a wide variety of publicly available sources. Investment Manager does not have, nor does it claim to have, sources of inside or private information. The recommendations developed by Investment Manager are based upon the judgment of Investment Manager. Investment manager cannot guarantee the results of its recommendations.

PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held on **Tuesday, August 5th, 2025**, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members James Ahlstrom, Dell Butterfield, Kelly Enquist, Jenn Nielsen and Mark Preece

STAFF: Duane Huffman (City Administrator), Steve Maughan (Public Works Director), Steve Doxey (City Attorney), Kris Nielsen (City Engineer), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Frank Yingst, Richmond Thornley, Julie Thompson, Sarah Roberts, David Ryan

EXCUSED: Brandon Erikson (Chief of Police)

Mayor Romney called the meeting to order at 7:31 pm. Mark Preece gave an Invocation, and the Pledge of Allegiance was led by Jenn Nielsen.

1. Approve Agenda

MOTION: *Mark Preece made a motion to approve the agenda. Kelly Enquist seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment

No Comment

3. Public Hearing – Proposal to Vacate Portion of Public Utility and Drainage Easement at 654 West 1300 North

Council member Enquist disclosed that this was his application to vacate an easement. Kris presented the application and stated that it would reduce the easements from 7.5 to 3 feet on the northern and western sides.

MOTION: *James Ahlstrom made a motion to open the Public Hearing - Proposal to Vacate Portion of Public Utility and Drainage Easement at 654 West 1300 North. Dell Butterfield seconded the motion which passed unanimously.*

No Comment.

47 **MOTION:** *James Ahlstrom made a motion to close the Public Hearing - Proposal to*
48 *Vacate Portion of Public Utility and Drainage Easement at 654 West 1300*
49 *North. Dell Butterfield seconded the motion which passed by*

51 The vote was recorded as follows:

52 James Ahlstrom – Aye	Dell Butterfield – Aye
53 Kelly Enquist – Aye	Jenn Nielsen – Aye
54 Mark Preece - Aye	

56 **4. Ordinance 503-25 – An Ordinance Authorizing the City Mayor to Execute a Change in**
57 **Easement at 654 West 1300 North.**

60 **MOTION:** *Jenn Nielsen made a motion to adopt Ordinance 503-25 - An Ordinance*
61 *Authorizing the City Mayor to Execute a Change in Easement at 654 West*
62 *1300 North. Mark Preece seconded the motion.*

65 The vote was recorded as follows:

66 James Ahlstrom – Aye	Dell Butterfield – Aye
67 Kelly Enquist – Aye	Jenn Nielsen – Aye
68 Mark Preece - Aye	

70 **5. Resolution 575-25 – A Resolution Authorizing the Execution of the Interlocal**
71 **Cooperation Agreement Between Bountiful City and West Bountiful City for Dispatch**
72 **Services.**

75 Duane explained that the proposed agreement formalizes a longstanding partnership between
76 West Bountiful and Bountiful City for emergency dispatch services. The history of dispatch
77 services that have been provided to West Bountiful city was discussed.

79 **MOTION:** *Dell Butterfield made a motion to adopt Resolution 575-25 – A Resolution*
80 *Authorizing the Execution of the Interlocal Cooperation Agreement*
81 *Between Bountiful City and West Bountiful City for Dispatch Services.*
82 *Kelly Enquist seconded the motion.*

85 The vote was recorded as follows:

86 James Ahlstrom – Aye	Dell Butterfield – Aye
87 Kelly Enquist – Aye	Jenn Nielsen – Aye
88 Mark Preece - Aye	

6. Consider Award of Pavement Maintenance Services to Andersen Asphalt.

Duane explained that asphalt maintenance is the most cost-effective way to preserve roads throughout the city. Steve and Duane reviewed the proposed roads and treatments that were included in the packet. The procurement policy was discussed and why this qualified as a single source award as outlined in the staff memo.

MOTION: *Mark Preece made a motion to the award of pavement maintenance services to Andersen Asphalt for \$149,480.90. Jenn Nielsen seconded the motion.*

The vote was recorded as follows:

James Ahlstrom – Aye
Kelly Enquist – Aye
Mark Preece - Aye

Dell Butterfield – Aye
Jenn Nielsen – Aye

7. Meeting Minutes from July 15th, 2025.

MOTION: *Kelly Enquist made a motion to approve the meeting minutes from July 15th, 2025. Dell Butterfield seconded the motion which PASSED by unanimous vote of all members present.*

8. Staff Reports

Public Works – Steve Maughan

- Water meter replacement process has begun. Crews started on Friday and worked through the weekend.
- 660 W project is progressing. Storm drain should be done this week. Working on landscape and a tentative pave date. The color of the rock that will be used for landscaping was discussed.
- 1100 W project is nearing completion. They are working on the fences, mailboxes and clean up. The landscaper should begin work this week.

Engineering – Kris Nilsen

- Working on construction management.
- Highgate 2 Subdivision has started construction.

Administration/Community Development – Duane Huffman

- Primary Election takes place next Tuesday.
- UDOT continues work on the I-15 expansion project. Property is beginning to be acquired such as the Holiday Inn Hotel and the gas stations on 400 N.
- The AtHome store is in the process of closing, unrelated to the UDOT project.
- Belmont Farms Phase 2A and 2B Development Agreement is in the works.

139 **9. Mayor/Council Reports**

140

141 Ken Romney:

- 142 • Chief Erikson and Mayor Romney met with Davis County Animal Care to discuss some
143 concerns regarding their dispatch. They recommended that their animal control section be
144 dispatched through the sheriff's office.
- 145 • Handcarts Day parade was a success.
- 146 • Wasatch Integrated and South Davis Metro Fire are doing well.
- 147 • Thanked Steve and Kris for their work on 660 W and 1100 W

148 James Ahlstrom:

- 149 • Asked for Duane to continue reports on UDOT. Duane will invite UDOT to present to the
150 council.

151 Dell Butterfield:

- 152 • South Davis Recreation Center meeting will take place next Monday.
- 153 • Planning commission has started discussions on detached ADUs.

154 Kelly Enquist:

- 155 • Arts Council meeting on Thursday.
- 156 • Finalizing Founders Day plans.

157 Jenn Nielsen

- 158 • YCC's first meeting will take place on August 14th. They are hoping to be on the agenda to
159 be sworn in on the 19th.
- 160 • The Handcart Days parade was successful.
- 161 • Debriefing meetings for the 4th of July took place last month.
- 162 • Inviting residents to help with events for next year's 4th of July.

163 Mark Preece:

- 164 • Nothing to report.

165

166 **10. Closed Session**

167

168 **MOTION:** *James Ahlstrom made a motion adjourn the meeting of the West Bountiful*
169 *City Council. Jenn Nielsen seconded the motion which PASSED by*
170 *unanimous vote of all members present.*

171

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174 *The foregoing was approved by the West Bountiful City Council by unanimous vote of all members*
175 *present on August 19th, 2025.*

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Remington Whiting, City Recorder

PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held on **Thursday, August 14th, 2025**, at West Bountiful City Public Works Facility, 140 W 1200 N, West Bountiful City, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members James Ahlstrom, Dell Butterfield, Kelly Enquist, Jenn Nielsen and Mark Preece

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Brandon Erikson (Chief of Police)

PUBLIC:

EXCUSED:

Mayor Romney called the meeting to order at 4:00 pm.

1. Approve Agenda

MOTION: *James Ahlstrom made a motion to approve the agenda. Jenn Nielsen seconded the Motion which PASSED by unanimous vote of all members present.*

2. Closed Session

MOTION: *James Ahlstrom made a motion to go into closed session in the current room at the West Bountiful Public Work Facility to discuss the character, professional competence or physical or mental health of an individual and to have the adjournment of the closed meeting be the adjournment of the regular meeting. Dell Butterfield seconded the motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye

Kelly Enquist – Aye

Mark Preece - Aye

Dell Butterfield – Aye

Jenn Nielsen – Aye

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on August 19th, 2025.