

Exhibit D  
Boulder Springs Villas PUD  
Notice of CC&R's and Disclosures

There is a Charter of Declarations, Covenants, Restrictions and Reservation of Easements governing the affairs of Boulder Springs Villas, A Planned Unit Development recorded at the Washington County recorders office. Buyer hereby acknowledges being notified of the CC&R's affecting every owner in the community and agrees to be bound by the terms contained therein. This notice provides a summary of some helpful highlights of the CC&R's to the Buyer, but is not meant to be a substitute for Buyer's obligation to review the full document.

**Home Owners Association.** Buyers automatically become members of the Boulder Springs Villas Owners Association, a Utah Corporation, upon purchase. The purpose of the Association is to provide for operation, maintenance, preservation and architectural control of the properties and improvements and to administer the common areas of the association. It has jurisdiction and authority over the properties to the full extent allowed by law. The CC&R's, articles, bylaws, minutes and community wide standard provide rules and regulations for the Association. They may be modified from time to time. Owners should be involved in its administration.

**Common Areas** are owned by all homeowners and are governed by the Owners Association, such as streets, gates, walkways, front and side yards, and also limited control over rear yards.

**Association Dues** are assessed and paid by owners for the payment of common expenses of the Association, including maintenance of common areas, and for membership fees to the Summit Athletic Club. The initial monthly dues are \$125. Each owner, by acceptance of a deed to their lot, whether or not expressed in the deed, covenants and agrees to pay the dues, assessments, fees established by the Association.

**Limited Common Areas** designated on the plat are dedicated to the exclusive use and enjoyment of the adjacent lot owner as provided in the CC&R's.

**Fee Simple Ownership** of each lot or pad exists to the owner; however, any such lot or pad outside the dwelling unit shall be treated as limited common areas for use and maintenance purposes.

**Owners Use and Enjoyment of Common Areas** and limited common areas are subject to the conditions and restrictions set forth in the CC&R's.

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**Community Wide Standard** will be established to govern design, colors, styles, and methods of use and activities. All owners will be subject to these.

**Voting Rights** exist with owners. There are two classes of voting rights; those for owners and those for the developer.

**Delinquent Assessments Become Liens** on the real property of the owner who is delinquent.

**The Architectural Control Committee ("ACC")** shall be established which shall promulgate reasonable standards, rules, restrictions and procedures for plan approvals. They shall review requests made and to ensure conformity and harmony to such rules, standards, and restrictions, including exterior design and color, and the use of building materials for improvements.

**Owners Shall Maintain** their own lot, home and structures built thereon, and their limited common area; to ensure that they are maintained in a neat, sanitary, and attractive condition.

**No Offensive Activity or Noise** that may interfere with neighbor's quiet enjoyment of their home.

**Insurances are Required.** It is recommended that all owners have flood and erosion insurance; however only those who's home lies within the 100 year flood plain are required to have flood and erosion insurance. Elevation certificates are required for any home within the 100 year flood plain.

Homeowners and liability insurance are required to be maintained

**Garages** shall be maintained so that it can hold at least one car. Doors must remain closed except for exit and entry.

**Guest Parking** shall be in the driveway of each home, and not on the street.

**Pet Restrictions Apply.** No animals kept outside; to livestock or poultry. 2 or less household pets may be kept indoors, and never become an annoyance to neighbors.

**Cable TV and Telephone Internet Recommended.** Satellite dishes are allowed following rules and regulations. Antenna restrictions apply.

I have read this CC&R summary and understand my purchase subjects me to the full regulations contained in the recorded CC&R's at the Washing County Recorder's office:

Lot No. \_\_\_\_\_ Name: \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature