

**ADMINISTRATIVE RULES AND REGULATIONS**  
**ADDENDUM NO. "1"**

Pursuant to the powers granted to the Board of Trustees in the Amended and Restated Protective Covenants and By-Laws of the Mount Haven Subdivision which was made and executed on October 28, 1996 (the "BY-LAWS"), the Board of Trustees hereby adopts the following New Administrative Rules and Regulations (the "New ARR's") and attaches the New ARR's as Addendum No. "1" to the Existing Administrative Rules and Regulations, contained in Exhibit "C" of the BY-LAWS (the "Existing ARR's").

The Existing ARR's and the New ARR's shall be read together and shall both be binding upon all Owners (as defined in the BY-LAWS) and occupants, their families, guests and invitees. Should any inconsistencies between the Existing ARR's and the New ARR's exist, the New ARR's shall trump the Existing ARR's and the New ARR's shall be binding upon all owners and occupants, their families, guests and invitees.

The Board of Trustees HEREBY ADOPTS the following New Administrative Rules and Regulations:

1. Health/Safety Concerns. If the Board of Trustees determines that a Lot (as defined in the BY-LAWS) contains a condition which presents a health and/or safety concern to the Community (as defined in the BY-LAWS), the Board of Trustees may, at its discretion and without notice to the Owner (as defined in the BY-LAWS), hire a third-party to resolve the health and/or safety concern, and require that the Owner (as defined in the BY-LAWS) pay the costs charged by the third-party to resolve the health and/or safety concern. Health and/or safety concerns include, but are not limited to, leaking propane tanks, fallen trees, and leaking water.
2. New Construction. Before construction of a new structure can commence, the Owner (as defined in the BY-LAWS) must submit his/her/their building plans for the new structure to the Board of Trustees for approval. Construction of a new structure may not commence unless and until the Board of Trustees has approved the building plans of the new structure. As part of the approval process, the Board of Trustees may request additional information from the Owner (as defined in the BY-LAWS) which relates to the construction of the new structure. The Board of Trustees can order that construction of the new structure be stopped at any time, if the construction of the new structure does not comply with the building plans which were approved by the Board of Trustees.
3. Lot Improvements. Section (2)(h)(2) of the BY-LAWS, entitled "Lot Improvements," shall be amended to read as follows: *(\*Note: Text which is deleted from the original text is indicated by a horizontal line through the text. Text which is added to the original text is indicated by a horizontal line under the text.)*
  - (2) A building deposit, presently a minimum of ~~one thousand dollars (\$1,000.00)~~ five thousand dollars (\$5,000.00) shall be deposited with the Board of Trustees prior to the commencement of any lot improvement requiring the use of heavy equipment including but not limited to excavation equipment, concrete trucks, pumping trucks and cranes. The Building deposit will be held in a Reserve Account until such time as the construction of improvement has been completed.

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Should the Board of Trustees determine no damage has been done to the Common Area or Common Area Property as a result of the construction, or such damage has been satisfactorily repaired, the full amount up to four thousand dollars (\$4,000.00) of the building deposit will may be refunded to the Lot Owner at the discretion of the Board of Trustees. However should damage occur as a result of the Lot Owner's construction, either by himself or his invitees, all or a portion of the building deposit may will be withheld to go towards the cost of repairs to the Common Area or replacement of Common Area Property and/or towards damage assessments that the Board of Trustees may levy against the Lot Owner in addition to the deposit of five thousand dollars (\$5,000.00). The Board of Trustees has the power to adjust from time to time the amount of the required building deposit as well as the authority to levy damage assessments.

4. Effective Date. The effective date of these New Administrative Rules and Regulations shall be the date on which this document is filed for record in the office of the County Recorder of Salt Lake County, Utah.

DATED this 24<sup>th</sup> day of March, 2011.

MOUNT HAVEN HOME OWNERS ASSOCIATION

Allison Fletcher  
By: Allison Fletcher  
Its: President

DATED this 24<sup>th</sup> day of March, 2011.

MOUNT HAVEN HOME OWNERS ASSOCIATION

Renee Marlowe King  
By: Renee Marlowe King  
Its: Vice President

DATED this 24<sup>th</sup> day of March, 2011.

MOUNT HAVEN HOME OWNERS ASSOCIATION

George Vargyas  
By: George Vargyas  
Its: Board Member

DATED this 24 day of March, 2011.

MOUNT HAVEN HOME OWNERS ASSOCIATION

Bryan Wright  
By: Bryan Wright  
Its: Board member