

WHEN RECORDED, RETURN TO:  
WESTERN MANAGEMENT ASSOC.  
4252 So. Highland Drive #105  
Salt Lake City, Utah 84124

12223187  
02/16/2016 01:01 PM \$52.00  
Book - 10403 Pg - 2945-2947  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
WESTERN MANAGEMENT ASSOC  
4252 S HIGHLAND DR #105  
SLC UT 84124  
BY: TJP, DEPUTY - WI 3 P.

## NOTICE OF OWNER MAINTENANCE OBLIGATION

**BE IT KNOWN TO ALL OWNERS, BUYERS AND TITLE COMPANIES that:**

Pursuant to the Amended and Restated Enabling Declaration of Covenants, Conditions and Restrictions for The Cottages at Sycamores Condominium Development; this is a notice of Owner Maintenance Obligation prior to Sale of any Unit in The Cottages at Sycamores Condominium that will run with the land.

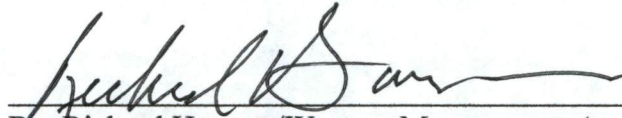
### **THE COTTAGES AT SYCAMORES CONDOMINIUMS Owner Maintenance Obligation**

**This Notice of Owner Maintenance Obligation is adopted pursuant to the Declaration for The Cottages at Sycamores Condominium recorded December 5, 2007 and will run with the land.**

1. All of the covenants, conditions and restrictions set forth in Article 3, Covenants, Conditions and Restrictions, Article 4, The Cottages at Sycamores Homeowners Association, Inc, of the Declaration recorded December 5, 2007 shall apply.
2. Any Owner who elects to install or attach any equipment (such as but not limited to a Satellite Dish, Cable Installation, TV Antenna, solar panels), to the roof or the exterior building structure (if allowable under the declaration) agrees to remove when needed any such items and make any and all necessary repairs at his sole expense, to the roof and/or building structure needed to bring building back to original condition prior to any sell of the unit to a new purchaser.
3. If solar panels are installed the owner assumes all financial responsibility for maintenance, repair and roof replacement as needed under the area covered by solar panels.
3. Owner may enter into a written agreement with the new purchaser (entered into or not, the buyer assumes all ongoing responsibility under the terms of this notice) to assume all ongoing maintenance obligations and liability in perpetuity for the installed equipment, with an executed copy of the agreement sent to the association.
4. Owners who do not comply with this notice or who have not entered into a written agreement with the purchaser will be assessed a \$500.00 fine at closing, and the new purchaser of the unit will automatically be responsible for all conditions under this notice of owner maintenance obligation.

DATE: March 11, 2016

THE COTTAGES AT SYCAMORES CONDOMINIUMS  
HOMEOWNERS ASSOCIATION



By: Richard Harman/Western Management Assoc.  
It's: Authorized Agent

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE    )

Subscribed and sworn to before me on February 11, 2016



Notary Public



## RXLP COTTAGES AT SYCAMORES CONDO

BLK, LOT-QUAR

B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL	NUMBER	OBSOLETE?
		U	AREA	20-34-109-040-0000		
		U	1401	20-34-109-039-0000		
		U	1402	20-34-109-038-0000		
		U	1403	20-34-109-037-0000		
		U	1404	20-34-109-036-0000		
		U	1405	20-34-109-035-0000		
		U	1406	20-34-109-034-0000		
		U	1407	20-34-109-033-0000		
		U	1408	20-34-109-032-0000		
		U	1409	20-34-109-031-0000		
		U	1410	20-34-109-030-0000		
		U	1411	20-34-109-029-0000		
		U	1412	20-34-109-028-0000		
		U	1413	20-34-109-027-0000		
		U	1414	20-34-109-026-0000		
		U	1415	20-34-109-025-0000		
		U	1416	20-34-109-024-0000		
		U	1417	20-34-109-023-0000		
		U	1418	20-34-109-022-0000		
		U	1419	20-34-109-021-0000		
		U	1420	20-34-109-020-0000		
		U	1421	20-34-109-019-0000		
		U	1422	20-34-109-018-0000		
		U	1423	20-34-109-017-0000		
		U	1424	20-34-109-016-0000		
		U	1425	20-34-109-001-0000		
		U	1426	20-34-109-002-0000		
		U	1427	20-34-109-003-0000		
		U	1428	20-34-109-004-0000		
		U	1429	20-34-109-005-0000		
		U	1430	20-34-109-006-0000		
		U	1431	20-34-109-007-0000		
		U	1432	20-34-109-008-0000		
		U	1433	20-34-109-009-0000		
		U	1434	20-34-109-010-0000		
		U	1435	20-34-109-011-0000		
		U	1436	20-34-109-012-0000		
		U	1437	20-34-109-013-0000		
		U	1438	20-34-109-014-0000		
		U	1439	20-34-109-015-0000		