

ABC Estates

Sample CC&Rs

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by ABC SAMPLE OWNER, hereinafter referred to as “Declarant.”

WITNESSETH:

WHEREAS Declarant is the owner of certain property in the City of Lorem, County of Ipsum, State of Utah, which is more particularly described as:

Lot 1 Block 1, Lot 1 Block 2, Lot 1 Block 3, Lots 1 through 22 inclusive, Block 4, Lots 1 through 20 inclusive Block 5, of Dolar Park Subdivision No. 1, a portion of the NW 1/4 of Section 36, T.4N., R.1W., B.M., Lorem, Ipsum County, Utah.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title, or interest in the described properties or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

As used in this Declaration, unless the context otherwise specifies or requires, the following words and phrases shall be defined as follows:

Section 1.

“**Articles**” shall mean the Articles of Incorporation of the Association or other organizational or charter documents of the Association.

Section 2.

“**Assessments**” shall mean those payments required of Owners and Association Members.

Section 3...