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STATE OF UTAH)
COUNTY OF CACHE) SS
FILED AND RECORDED FOR
MICHAEL L. CLEED
Date July 1 1981
Time AM/PM 3:50
FEE 6.50

MICHAEL L. CLEED
COUNTY RECORDER
DEPUTY

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF
GLENNBROOK CONDOMINIUM**

THIS Declaration of Covenants, Conditions and Restrictions, hereinafter referred to as "DECLARATION," is made and executed in Cache County, State of Utah, this 1st day of July, 1981, by DRUE GLENN and LUCILLE GLENN, husband and wife, designated and referred to hereinafter as "DECLARANT," pursuant to the provisions of the Utah Condominium Ownership Act (Sections 57-8-1 through 57-8-35 Utah Code Annotated, (1953 as amended)).

W I T N E S S E T H :

WHEREAS, Declarant is the fee owner of that certain parcel of real property more particularly described in Article "B," below; and,

WHEREAS, Declarant desires, by filing this Declaration and the Record of Survey Map filed and recorded for the record currently herewith in the official records of the Cache County Recorder to submit the property as described in Article "B," below, together with the improvements thereon, to the provisions of the Utah Condominium Ownership Act as a Condominium Project for residential use as Residential Ownership as described hereafter; and,

WHEREAS, Declarant desires and intends to sell to various purchasers the fee title to the units contained in the Condominium Project, together with the undivided ownership interests in the common areas and facilities appurtenant to each of said units, subject to the covenants, conditions and restrictions reserved herein;

NOW, THEREFORE, Declarant and the Signatories to the affixed Consents and Acknowledgments, declare that all the described property in Article "B," below, is and shall be held and conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the provisions of this Declaration of Covenants, Conditions and Restrictions which are for the purpose of protecting the value and desirability of the land, and which shall be construed as covenants of equitable servitude, and which shall run with the land and be a burden and a benefit to all having an interest therein, their successors, assigns, heirs, executors, administrators, grantees and devisees.

ARTICLE A

Definitions

All terms used in this Declaration (including the recitals and attachments thereof) shall have the meanings as defined in the Utah Condominium Ownership Act; and, specifically for clarification, the following terms shall have the meaning indicated:

(1) Condominium Project or Project: The entire parcel of real property and improvements thereon, described in Article "B," of this Declaration.

(2) Condominium Act or Act: The Utah Condominium Ownership Act (Title 57, Chapter 8, Utah Code Annotated, 1953, as amended).

