

# VIVANTE HOMEOWNERS ASSOCIATION, INC.

## RESOLUTION OF THE MANAGEMENT COMMITTEE

### ANIMAL/PET RESOLUTION

This resolution is made this on the date set forth below by the Management Committee for Vivante Homeowners Association, Inc., a Utah non-profit corporation (the “Association”).

#### RECITALS

**WHEREAS**, the Vivante Homeowners Association, Inc (the “Association”) and the Unit Owners thereof, are required to comply with the requirements set forth in the Declaration of Condominium for Vivante (“Declaration”) including all subsequent amendments and supplements thereto;

**WHEREAS**, the Management Committee is empowered to govern the affairs of the Association, including the interpretation and enforcement of the governing documents and the development and adoption of rules;

**WHEREAS**, the Declaration allows the Association to set forth rules and regulations concerning pets or animals within the Association;

**WHEREAS**, the Vivante Homeowners Association General Rules set forth requirements pertaining to those Unit Owners and occupants keeping pets;

**WHEREAS**, the Declaration, the Bylaws and the rules and regulations are binding upon all Owners, Occupants, their families, guests and invitees;

**WHEREAS**, for the health, safety, welfare, comfort and convenience of all residents, the Management Committee deems it in the best interests of the Association to herein ratify the previously adopted rules concerning pets and record this Resolution on all real property described in Exhibit A, which are subject to the terms of the Association’s governing documents, to inform Owners and potential buyers of this established policy regarding pets;

#### **NOW THEREFORE, IT IS RESOLVED AS FOLLOWS:**

In harmony with the policy set forth in the rules and regulations, the pet rules are herein ratified, and the following is hereby adopted:

#### **PETS**

1. All dogs/cats must be on a leash when outside your Unit. No pet is to be left unattended outside, or tied to a door, bush or railing. **Only two (2) pets, and no pets over thirty (30) pounds, are allowed to reside or visit in the community.**

2. Due to exclusions in the Association’s liability insurance coverage related to injuries within the Association from certain types of animals, the following breeds are prohibited and are subject to fines and demand for removal from the community:

Doberman Pincher  
Rottweiler  
Pit Bull Terriers  
Chow Chow  
Mastiff  
German Shepherd  
Great Dane

3. Consistent with West Valley City Ordinance(s), all pets must be licensed, and Owners are required to “clean up” after their pets.
4. Nuisance or noisy pets are not allowed and are subject to removal from the community. No breeding/raising of pets is allowed.
5. Rental Unit Owners should use discretion when allowing tenants to have pets. Pets are one of the main problems that the community has to deal with.

**NOW THEREFORE, IT IS FURTHER RESOLVED:**

Pursuant to the Declaration, any violation of the pet provisions of the Declaration, the Rules and Regulations of the Association, or this Resolution, may be subject to enforcement action which may include a fine, demand for permanent removal of the pet, legal action, or any other action or remedy authorized by the Declaration, this Resolution, or by law.

**NOW THEREFORE, IT IS FURTHER RESOLVED:**

The Pet Policy as it is established in the Rules and Regulations is binding and enforceable upon all Owners, Occupants, their families, guests and invitees. Fines or other enforcement action may be initiated for failure to comply with this Policy.

**NOW THEREFORE, IT IS FURTHER RESOLVED:**

A copy of this Resolution shall be distributed to all Owners and recorded in the records of the Salt Lake County Recorder. It is expressly acknowledged that recording this document is not required, and that it is done for the convenience of the Unit Owners, including future Owners, and the act of recording shall not be interpreted as a requirement that any subsequent rule or resolution or modification hereof shall be required to be recorded.

[SIGNATURES APPEAR ON THE NEXT PAGE]

**IN WITNESS WHEREOF**, the Vivante Homeowners Association, Inc., has executed this Declaration this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**VIVANTE HOMEOWNERS  
ASSOCIATION, INC.**

\_\_\_\_\_  
By:  
Its:

STATE OF UTAH            )  
  ) ss:  
County of \_\_\_\_\_ )

Acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_, of the Vivante Homeowners Association, Inc.

\_\_\_\_\_  
Notary Public

**EXHIBIT A**

Legal Description

All Units and Common Area as set forth on the plat map(s) and in the records of the Salt Lake County Recorder, state of Utah.

VIVANTE PH 1 CONDO

Parcel Numbers: 15274060010000 through 15274060060000 and 15274060740000

VIVANTE PH 2 CONDO

Parcel Numbers: 15274070010000 through 15274070120000 and 15274071120000

VIVANTE PH 3 CONDO

Parcel Numbers: 15274060070000 through 15274060120000 and 15274060740000

VIVANTE PH 4 CONDO

Parcel Numbers: 15274070130000 through 15274070240000 and 15274071120000

VIVANTE PH 5 CONDO

Parcel Numbers: 15274060140000 through 15274060190000 and 15274060740000

VIVANTE PH 6 CONDO

Parcel Numbers: 15274060200000 through 15274060250000 and 15274060740000

VIVANTE PH 7 CONDO

Parcel Numbers: 15274070260000 through 15274070370000 and 15274071120000

VIVANTE PH 8 CONDO

Parcel Numbers: 15274060260000 through 15274060290000 and 15274060740000

VIVANTE PH 9 CONDO

Parcel Numbers: 15274060310000 through 15274060340000 and 15274060740000

VIVANTE PH 10 CONDO

Parcel Numbers: 15274070380000 through 15274070490000 and 15274071120000

VIVANTE PH 11 CONDO

Parcel Numbers: 15274060350000 through 15274060400000 and 15274060740000

VIVANTE PH 12 CONDO

Parcel Numbers: 15274060410000 through 15274060440000 and 15274060740000

VIVANTE PH 13 CONDO AMD

Parcel Numbers: 15274070510000 through 1527407062000 and 15274071120000

VIVANTE PH 14 CONDO

Parcel Numbers: 15274060450000 through 15274060500000 and 15274060740000

VIVANTE PH 15 CONDO

Parcel Numbers: 15274070640000 through 15274070750000 and 15274071120000

VIVANTE PH 16 CONDO

Parcel Numbers: 15274060510000 through 15274060560000 and 15274060740000

VIVANTE PH 17 CONDO

Parcel Numbers: 15274070760000 through 15274070870000 and 15274071120000

VIVANTE PH 18 CONDO

Parcel Numbers: 15274060580000 through 15274060630000 and 15274060740000

VIVANTE PH 19 CONDO

Parcel Numbers: 15274070880000 through 15274070990000 and 15274071120000

VIVANTE PH 20 CONDO

Parcel Numbers: 15274060640000 through 15274060690000 and 15274060740000

VIVANTE PH 21 CONDO

Parcel Numbers: 15274060700000 through 15274060730000 and 15274060740000

VIVANTE PH 22 CONDO

Parcel Numbers: 15274071000000 through 15274071110000 and 15274071120000