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THIRD AMENDMENT TO DECLARATION OF
EASEMENTS, COVENANTS, CONDITIONS,
RESTRICTIONS AND MANAGEMENT POLICIES

WASATCH CO RECORDER-ELIZABETH M PARK
1997 FEB 24 09:58 AM FEE \$102.00 BY
REDEVELOPMENT CANYON MEADOWS HOMEOWNERS

Notice was given to all home/lot owners of record that a special home owners meeting would be held on the 22nd day of February 1997 at 2:00 p.m. at the home of Hugh Allred, the president of the Canyon Meadows Home Owners Association. At the meeting, among other agenda matters, a third amendment was presented to the Declarations of Easements, Covenants, Conditions, Restrictions & Management Policies (the "Declaration") to annex what is commonly referred to as Exhibit "B" (described on Attachment 1). Said annexation was duly voted on pursuant to the Declaration at 30, Article X, paragraph 4 that states:

[O]ther land containing additional lots, common areas, or both, (Exhibit B) may be annexed to the properties, and added to the coverage of this Declaration and the management of the Association, upon prior written approval of the Association by a majority vote of the members. In the event of such annexation, the owners of lots on the annexed land shall have the same rights, easements, and obligations with respect to the Association and the common area as the Owners under this Declaration[.]

Accordingly, it is the intention of the Board of Directors of the Canyon Meadows Home Owners Association (the "Board") to provide the home owners the chance to vote on annexation of Exhibit "B", notwithstanding the position of the Board that annexation (not approval of the development proposal) has already occurred and was intended to be annexed by the developers and the Board from a previous board meeting.

That upon motion made by Vinton R. Orvis and after discussion by those present, with the Motion being seconded by Howard VanSteele, a vote was taken by the undersigned board members and a majority of the individual members of the Canyon Meadows Homeowners Association agreed to the following:

That certain DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTION AND MANAGEMENT POLICIES dated on or about December 30, 1980 by S2-HM Corporation and Hidden Meadows Development Company, as Declarants, and recorded January 26, 1981 in Wasatch County as Instrument Number 122077, at Book 138, pages 80-116, and amended on April 29, 1983, recorded on July 14, 1983 as Entry No. 129730 in Book 157 at pages 333-371 of Official Records, and amended again on August 6, 1984 recorded on August 23, 1984 as Entry No. 133266 in

Book 165 at pages 716-720, is hereby amended as hereinafter set forth:

1. To amend, for the third time, the Declaration to include and annex that certain parcel of land described in the attached Attachment 1, (also referred to as "Exhibit B" land) and to hereby provide that such described land is subject to the provisions of the Declaration and is within the jurisdiction and coverage of the Canyon Meadows Home Owners Association.

2. Further, we certify, resolve and ratify that:

a. The subject land being annexed is the remainder of the original acreage known as Canyon Meadows Subdivision or Hidden Meadows Subdivision (the additional land) and would include all of the remaining previously authorized "additional land" identified in Exhibit "B" of the Declaration.

b. Any future improvements or development of lots on such additional land must be approved by a majority vote of the individual members of Canyon Meadows Home Owners Association as provided in the Declaration.

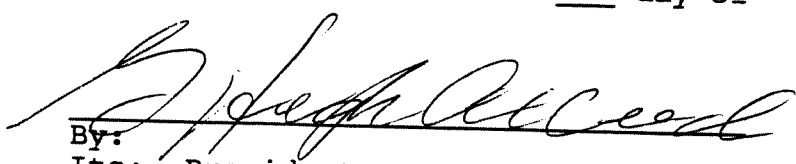
c. Any future improvements or development of lots approved by a majority of the individual members of the Canyon Meadows Home Owners Association within this annexed land will not consist of more lots or smaller lots than would be substantially consistent with the original master plan filed for the project with Wasatch County.

d. This Amendment does not constitute approval of any development of Exhibit "B".

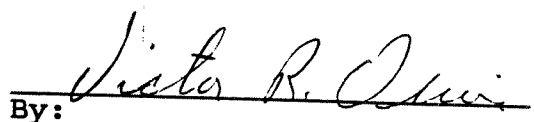
e. Any future improvements and developments must be approved by the Wasatch County Commissioners.

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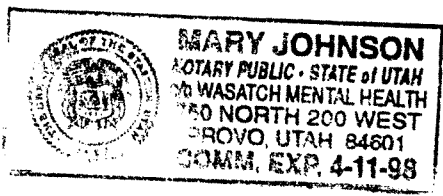
IN WITNESS WHEREOF, the undersigned Canyon Meadows Homeowners Association, pursuant to a majority vote of the individual home owner members, have executed this third amendment this ___ day of February, 1997.


By: _____
Its: President

ATTEST:


By: _____
Its: Secretary

STATE OF UTAH Utah
COUNTY OF ~~SALT LAKE~~) ss.



On the 26th day of February, 1997 personally appeared before me, Victor Orris, the Secretary of the Canyon Meadows Home Owners Association, the signer of the foregoing document entitled, who acknowledged to me that he executed the same.

My Commission Expires: 4/11/98
NOTARY PUBLIC Mary Johnson
Residing in: Provo, Utah

STATE OF UTAH
COUNTY OF ~~SALT LAKE~~) Wasatch ss.

On the 26th day of February, 1997 personally appeared before me, Victor Orris, the President of the Canyon Meadows Home Owners Association, the signer of the foregoing document entitled, who acknowledged to me that he executed the same.

My Commission Expires: 4/11/98
NOTARY PUBLIC Mary Johnson
Residing in: Provo, Utah

EXHIBIT "B"

All of that certain property located in Wasatch County,
State of Utah, described:

Commencing at the southeast ^{C.C.} corner, Section 12 T 5 S
R 3 E SL B & M; thence S 0.15° E 443.52'; thence S 62° N
43' E 170.9'; thence N 40° 0' E 309.0'; thence S 64°
53' S 118.8'; thence N 64° 13' E 543.8'; thence S 25°
45' E 239.6 to the north right-of-way line of Highway
189; thence north easterly along said right-of-way
line, a distance of 1,370'; thence west 220'; thence
north S 0'; thence west 125'; thence north 2,540'; thence
west 1,320'; thence north 380'; thence west 1,320';
thence south 1,320'; thence west 660'; thence south
1,320'; thence east 60'; thence south 1,980'; thence
east 660'; thence north 660'; thence east 660' to the
point of beginning.

Including:

Canyon Meadows Plat A.

Lots # 01 Thru # 28

Lots # 41 Thru # 48

Juniper Cando Lots # 01 Thru # 12

Canyon Meadows Plat B

Lots # 01 Thru # 26

Glades Cando Lots # 01 Thru 10