

When recorded, please mail to:

PASTURES AT SADDLEBACK P.U.D.  
HOMEOWNERS' ASSOCIATION  
c/o Christopher F. Robinson  
P. O. Box 540478  
North Salt Lake, Utah 84054

## **SECOND AMENDMENT**

**TO**

### **AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PASTURES AT SADDLEBACK P.U.D.**

THIS SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PASTURES AT SADDLEBACK P.U.D. (the "Second Amendment") is made effective as of July 17, 2017 (the "Effective Date"), by the undersigned Owners (as defined in the Declaration) of SIXTY-SEVEN POINT ONE EIGHT PERCENT (67.18%) of the Lots (as defined in the Declaration, which is defined below) which are contained within the Property (as defined in the Declaration) legally described in Exhibit "A" attached hereto and which are encumbered by that certain AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PASTURES AT SADDLEBACK P.U.D. (the "Declaration") dated and recorded on August 4, 2015, as Entry No. 416674 in the official records of the Recorder of Tooele County, Utah (the "Official Records"), as expanded by that certain PLAT 3 AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PASTURES AT SADDLEBACK P.U.D. dated and recorded on November 10, 2016 as Entry No. 439190 in the Official Records and by that certain PLAT 4 AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PASTURES AT SADDLEBACK P.U.D. dated and recorded on June 26, 2017 as Entry No. 450801 in the Official Records, and as amended by that certain FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PASTURES AT SADDLEBACK P.U.D. dated and recorded on November 10, 2016, as Entry No. 439193 in the Official Records (the "First Amendment" and collectively with the Declaration and foregoing expansions, the "Amended Declaration").

Unless otherwise defined in this Second Amendment, capitalized terms shall have the same meaning as in the Declaration or the First Amendment.

Pursuant to Section 6 of the Declaration, the undersigned Owners, owning more than sixty-seven percent (67%) of the Lots, do hereby amend the Declaration as follows:

1. The last paragraph of Section 7.2 of the Declaration is hereby deleted in its entirety and replaced by the following:

“Minimum Above-Grade Finished Living Areas.

For Lots greater than thirteen thousand (13,000) square feet in size:

Every detached single family dwelling, exclusive of garages and open porches, erected on any Lot shall have a minimum above grade finished living area, excluding garages, of one thousand one hundred (1,100) square feet for a single level residence or two thousand one hundred (2,100) square feet for a multi-level or two story dwelling provided, however, that a two story dwelling shall have a minimum of seven hundred (700) square feet on the first floor above grade.

For Lots thirteen-thousand (13,000) or less square feet in size:

Every detached single family dwelling, exclusive of garages and open porches, erected on any Lot shall have a minimum above grade finished living area, excluding garages, of one thousand one hundred (1,100) square feet for a single level residence or one thousand eight hundred (1,800) square feet for a multi-level or two story dwelling provided, however, that a two story dwelling shall have a minimum of seven hundred (700) square feet on the first floor above grade.

2. Except as modified by this Second Amendment, the Amended Declaration remains in full force and effect.

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SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned, as the Owners of approximately SIXTY-SEVEN POINT ONE EIGHT PERCENT (67.18%) of the Lots within the Property, have executed this Second Amendment as of the Effective Date.

**OWNERS:**

**SADDLEBACK PASTURES, L.C., a Utah limited liability company**

(as the Owner of Lots 401 thru 435, Pastures At Saddleback P.U.D. Plat 4, according to the official plat thereof on file in the Official Records)

By: Christopher F. Robinson  
Christopher F. Robinson  
Manager

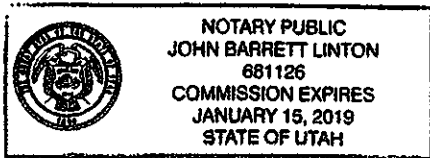
STATE OF UTAH )  
 )  
 ) : ss.  
COUNTY OF Utah )

On the 17 day of July, 2017, personally appeared before me CHRISTOPHER F. ROBINSON who being by me duly sworn did say is the Manager of SADDLEBACK PASTURES, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.

John Barrett Linton  
NOTARY PUBLIC

My Commission Expires  
1-15-19

Residing at: Summit Springs, UT



**D.R. HORTON, INC., a Delaware corporation**  
(as the Owner of: (a) Lot 240, Pastures At Saddleback P.U.D. Plat 2, according to the official plat thereof on file in the Official Records and (b) Lots 301 thru 318, 320, 322, 323, 326 thru 345, and 347, Pastures At Saddleback P.U.D. Plat 3, according to the official plat thereof on file in the Official Records)

By: B.A. Martin  
Print Name: B.A. Martin  
Title: V.P.

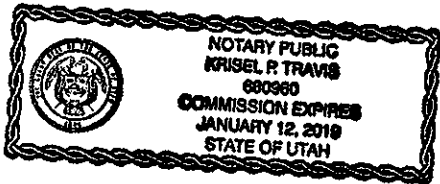
STATE OF UTAH )  
 )  
 ) : ss.  
COUNTY OF Salt Lake )

On the 17 day of July, 2017, personally appeared before me B.A. Martin who being by me duly sworn did say is the V.P. of D.R. HORTIN, INC., a Delaware corporation, and that the within and foregoing instrument was signed on behalf of said corporation.

Krisel R. Travis  
NOTARY PUBLIC

My Commission Expires  
Jan. 12, 2019

Residing at: Utah County, UT



**LIGHTYEAR CONSTRUCTION AND REAL ESTATE, LLC, DBA LIGHTYEAR CONSTRUCTION, a Utah limited liability company**

(as the Owner of Lots 231, 232, 233, 234, 235, 236, 237, 238, 239, and 246, Pastures At Saddleback P.U.D. Plat 2, according to the official plat thereof on file in the Official Records)

By: [Signature]  
Print Name: Matthew Milar  
Title: Manager

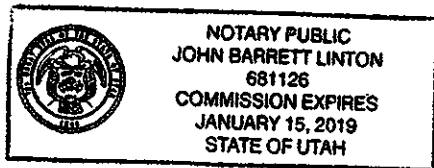
STATE OF UTAH )  
 )  
 ) : ss.  
COUNTY OF Utah )

On the 17 day of July, 2017, personally appeared before me Matthew Milar who being by me duly sworn did say is the Manager of LIGHTYEAR CONSTRUCTION AND REAL ESTATE, LLC, DBA LIGHTYEAR CONSTRUCTION, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.

[Signature]  
NOTARY PUBLIC

My Commission Expires  
1-15-19

Residing at: [Signature]



**EXHIBIT "A"****LEGAL DESCRIPTION FOR THE PROPERTY**

The following parcels located in Tooele County, State of Utah:

**Plat 2:**

Beginning at a point which lies North 89°24'19" West along the section line 1,889.95 feet and South 00°35'41" West 2,318.72 feet from the North Quarter Corner of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, (basis of bearing being North 00°23'14" East between the South Quarter Corner and North Quarter Corner of Section 1, T2S, R4W) and running southerly along the arc of a 1,988.39 foot radius non-tangent curve to the left, the center of which bears South 86°13'50" East, through a central angle of 36°03'20", a distance of 1,251.27 feet more or less to the westerly right-of-way line of the Union Pacific Railroad, thence South 29°56'18" West along said right-of-way line 2,162.70 feet more or less to a point which is on the east line of Kone Subdivision Amendment No. 1 (Book 495 at Page 347) extended south, said point also lies South 11°50'09" West 90.21 feet from the Tooele County survey monument representing common corners of Sections 1, 2, 11 and 12, of the Dependent Resurvey of portions of Township 2 South, Range 4 West, Salt Lake Base and Meridian, recorded as Entry No. 365712 in Book 226 at Page 93 of official records, thence North 00°26'52" East along said line extended 91.03 feet; thence South 89°57'31" West 132.69 feet; thence northeasterly along the arc of a 170.00 foot radius non-tangent curve to the left, the center of which bears N 00°02'29" W through a central angle of 60°08'54" a distance of 178.46 feet; thence North 29°48'37" East 221.31 feet; thence North 60°11'23" West 140.54 feet to more or less to the east line of Lot 2 Kone Subdivision (Book 222 at Page 347); thence North 00°32'29" East along the east line of said Lot 2 303.42 feet to the southeast corner of Stoney Mountain Estates (Entry No. 76478 in Book 401 at Page 336); thence North 00°23'21" East along the East line of said Stoney Mountain Estates 1,574.03 feet to the Southeast corner of Thomasville Subdivision (Entry No. 068574 in Book 382 at Page 475); thence North 00°25'14" East along the east line of said subdivision and the extension thereof 399.58 feet to the center line of a public roadway known as Shepard Lane and a found Tooele County Survey monument re-establishing the West Quarter Corner of Section 1, said Township and Range, said found monument lies South 26°38'04" West 28.51 feet from said Dependent Resurvey monument representing the same west quarter corner, thence North 89°56'38" East along the center line of said Shepard Lane 427.51 feet to an intersection point with the centerline of Lakeshore Drive; thence North 22°28'45" East along said center line 450.24 feet; thence South 67°31'15" East 169.46 feet; to the POINT OF BEGINNING.

Containing 1,817,701 Square Feet or 41.729 Acres.

Tooele County Tax Parcel Nos.: 18-083-0-0201 through 18-083-0-0249, inclusive, and 18-083-0-000A, 18-083-0-000B, and 18-083-0-000C.

**Plat 3:**

Beginning at a point which lies South 00°23'14" West along the section line 351.04 feet and West 813.71 feet from the North Quarter Corner of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, (basis of bearing being South 00°23'14" West between the North Quarter Corner and South Quarter Corner of Section 1, T2S, R4W), said point also being on the westerly right-of-way line of the Union Pacific Railroad, and running thence North 89°28'52" West 360.84 feet; thence South 89°33'47" West 347.43 feet; thence northerly along the arc of a 464.00 foot radius non-tangent curve to the right, the center of which bears North 83°08'47" East, through a central angle of 00°47'03", a distance of 6.35 feet; thence North 06°04'10" West 67.50 feet; thence South 83°56'13" West 66.00 feet; thence North 89°28'52" West 163.71 feet; thence North 24°35'12" West 88.11 feet; thence North 10°49'35" West 343.96 feet; thence North 39°21'29" West 70.00 feet; thence northeasterly along the arc of a 540.00 foot radius non-tangent curve to the right, the center of which bears South 39°21'29" East, through a central angle of 13°57'09", a distance of 131.50 feet; thence North 04°10'12" West 728.31 feet; thence North 02°05'40" West 121.40 feet; thence easterly along the arc of a 230.00 foot radius non-tangent curve to the right, the center of which bears South 26°37'37" East, through a central angle of 24°31'58", a distance of 98.48 feet; thence North 87°54'20" East 34.50 feet; thence northeasterly along the arc of a 20.00 foot radius tangent curve to the left, the center of which bears North 02°05'40" West, through a central angle of 90°00'00", a distance of 31.42 feet; thence North 87°54'20" East 66.00 feet; thence southeasterly along the arc of a 20.00 foot radius non-tangent curve to the left, the center of which bears North 87°54'20" East, through a central angle of 90°00'00", a distance of 31.42 feet; thence North 87°54'20" East 260.00 feet; thence northeasterly along the arc of a 20.00 foot radius tangent curve to the left, the center of which bears North 02°05'40" West, through a central angle of 90°00'00", a distance of 31.42 feet; thence North 87°54'20" East 434.81 feet more or less to said westerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line the following three (3) courses and distances: 1) South 01°27'29" East 1,174.14 feet to the north line of the Northwest Quarter said Section 1, 2) South 89°24'10" East along the section line 50.00 feet, and 3) South 01°27'23" East 359.92 feet to the point of beginning.

Containing 1,419,244 Square Feet or 32.58 Acres, 47 Lots, 3 Open Space Parcels, and 4 streets.

Tooele County Tax Parcel Nos.: 19-059-0-0301 thru 0347; 19-059-0-001E; 19-059-0-001F; and 19-059-0-001G

**Plat 4:**

The following parcel located in Tooele County, State of Utah:

Beginning at a point which lies North 00°16'05" East along the section line 1,079.86 feet and East 784.30 feet from the Southwest Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, (basis of bearing being North 00°16'05" East between the Southwest Corner and West Quarter Corner of Section 36, T1S, R4W, TC Dependent Resurvey 1985) said point also being the northwest corner of Pastures at Saddleback P.U.D. Plat 3 as recorded in the office of the Tooele County Recorder as Entry No. 439192, and running thence North 02°05'40" West 145.14 feet; thence North 02°53'22" West 579.43 feet; thence North 02°43'08" West

137.74 feet to the south boundary of that parcel conveyed in Entry No. 59334, thence along said parcel the following two (2) courses and distances: 1) South 89°20'35" East 169.89 feet and 2) North 00°16'05" East 235.47 feet; thence South 89°35'15" East 677.09 feet more or less to the westerly right-of-way line of the Union Pacific Railroad; thence along said westerly right-of-way line the following three (3) courses and distances: 1) South 12°32'23" East 241.70 feet, 2) southerly along the arc of a 3,719.83 foot radius tangent curve to the right, the center of which bears South 77°27'37" West, through a central angle of 11°05'00", a distance of 719.57 feet and 3) South 01°27'29" East 65.47 feet to the north line of said Plat 3, thence along said Plat 3 the following eight (8) courses and distances: 1) South 87°54'20" West 434.81 feet, 2) southwesterly along the arc of a 20.00 foot radius non-tangent curve to the right, the center of which bears South 87°54'20" West, through a central angle of 90°00'00", a distance of 31.42 feet, 3) South 87°54'20" West 260.00 feet, 4) northwesterly along the arc of a 20.00 foot radius tangent curve to the right, the center of which bears North 02°05'40" West, through a central angle of 90°00'00", a distance of 31.42 feet, 5) South 87°54'20" West 66.00 feet, 6) southwesterly along the arc of a 20.00 foot radius non-tangent curve to the right, the center of which bears South 87°54'20" West, through a central angle of 90°00'00", a distance of 31.42 feet, 7) South 87°54'20" West 34.50 feet and westerly along the arc of a 230.00 foot radius tangent curve to the left, the center of which bears South 02°05'40" East, through a central angle of 24°31'58", a distance of 98.48 feet to the point of beginning.

Containing 925,883 Square Feet or 21.255 Acres, 35 Lots, 4 Open Space Parcels, and 3 streets.

Tooele County Tax Parcel Nos.: 19-073-0-0401 thru 0435; 19-073-0-001H, 19-073-0-001I, 19-073-0-001J, and 19-073-0-001K