

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF SLEEPY RIDGE POD C - AMENDED**

RECITALS

WHEREAS, that certain real property identified as Sunset Village at Sleepy Ridge Homeowners Association, Inc. (the "Association") is situated in Orem, Utah County, State of Utah, and was created by the *Declaration of Covenants, Conditions, and Restrictions of Sleepy Ridge Pod C - Amended*, recorded in the Utah County Recorder's Office on October 19, 2009 as Entry No. 110067:2009 (the "Declaration");

WHEREAS, at the time of this First Amendment was recorded, Utah Code Ann. 57-1-46 allows the Association to charge and collect, at the transfer of any Unit, up to .5% of the purchase price as a reinvestment fee, unless otherwise stated in the Declaration;

WHEREAS, the Association's Management Committee has determined that it is in the best interest of the Association and its members that the Association be afforded the ability to charge and collect a reinvestment fee up to the amount allowed by law;

WHEREAS, Article 18 of the Declaration states that the Declaration may be amended with an affirmative vote of at least sixty-six percent (66%) of the total votes of the Association, and

WHEREAS, at least 66% of the total votes have approved the following amendment.

NOW THEREFORE, the Declaration is hereby amended, as follows:

AMENDMENT ONE

Article 19, Section 19.4 shall be **added** to the Declaration, and shall read as follows:

19.4. Reinvestment Fee. In addition to the payment of Common Assessments, each Owner shall be required to prepay at the time of the purchase or conveyance of a Lot within the Association, a sum in an amount to be determined from time to time by the Management Committee, but at no time shall such amount exceed .5% of the purchase price, or the maximum amount permitted by state law.

----- End of Amendment -----

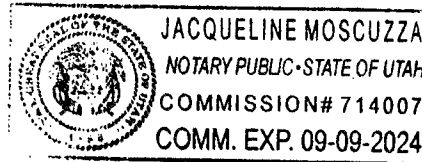
MANAGEMENT COMMITTEE,
SUNSET VILLAGE AT SLEEPY RIDGE HOMEOWNERS ASSOCIATION

Signed: Frank Taylor

Print: FRANK TAYLOR

Position: Member - Management Committee HOA

STATE OF UTAH)
COUNTY OF Utah) ss.



I hereby swear that on this 2 day of JUNE, 2021, Frank Taylor did appear before me and did affirm that she / he is an authorized representative for the Sunset Village at Sleepy Ridge Homeowners Association, Inc., and that the Association did obtain the requisite votes to execute this First Amendment.

Jacqueline Moscuza
NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lots 1 through 40 inclusive, SLEEPY RIDGE POD "C" AMENDED, Orem, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, Utah. Together with an easement interest in said Project's Common Areas, Limited Common Areas, and Facilities as identified on the official plat.

Serial Numbers: 66-291-0001 through 66-291-0040 inclusive