

WHEN RECORDED, RETURN TO:

Cedar Corners Management, LLC
Attn: Brad Jensen
947 S. 500 E., Suite 100
American Fork, Utah 84003

ENT 60603:2018 PG 1 of 3
Jeffery Smith
Utah County Recorder
2018 Jun 28 12:31 PM FEE 43.00 BY SW
RECORDED FOR Vanguard Title Insurance Agency, LLC - C
ELECTRONICALLY RECORDED

Tax Parcel ID Nos. (See Exhibit A)

AMENDMENT NO. 1

TO

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

AND RESERVATION OF EASEMENTS FOR

CEDAR CORNERS SUBDIVISION

This *Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Cedar Corners Subdivision* (“**Amendment**”) is made effective as of June 22, 2018 by and between Cedar Corners Management, LLC, a Utah limited liability company also known as Cedar Corners Management Group LLC (“**Declarant**”).

A. Declarant has previously executed that certain *Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cedar Corners Subdivision a Residential Community* (“**Declaration**”) dated September 29, 2016, and has caused the same to be recorded in the real property records of Utah County on January 20, 2017, as Entry No. 5549:2017.

B. The Declaration encumbers certain property located in Utah County known as the Cedar Corners Subdivision (“**Property**”), and which is more particularly described on **Exhibit A** hereto.

C. Pursuant to section 10.4 and 11.1 of the Declaration, Declarant has the right to amend the Declaration unilaterally until all of the lots in the Cedar Corners Subdivision are built upon.

D. All lots in the Subdivision have not yet been built upon, Declarant retains the right to amend the Declaration unilaterally, and Declarant desires to amend the Declaration as set forth below.

NOW THEREFORE, Declarant does hereby amend the Declaration as follows:

1. **Identity of Declarant.** Notwithstanding anything in the Declaration to the Contrary, the Declarant under the Declaration is Cedar Corners Management, LLC, a Utah limited liability company, also known as Cedar Corners Management Group, LLC.

2. **Amendments to Declaration.** Upon recordation of this Amendment, Section 10.4 of the Declaration shall be deleted in its entirety. Section 11.1 of the Declaration shall also be deleted in its entirety and replaced with the following language:

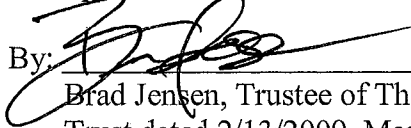
11.1 Amendment of Declaration. Declarant shall have the right to amend this Declaration without the consent of any owner until date which is one hundred twenty (120) days after all lots in the Cedar Corners Subdivision encumbered by this Declaration have been sold to individual residential purchasers – a transfer of any of the lots within the Cedar Corners Subdivision to a commercial builder who will construct homes thereon is not considered a transfer to individual residential purchaser for purposes of this section. During that time, Declarant must approve any other proposed amendment to the Declaration. After the date which is one hundred twenty (120) days after all lots in the Cedar Corners Subdivision have been transferred to individual residential purchasers, this Declaration may be amended by the affirmative vote of sixty-seven percent (67%) of the owners of lots within the Cedar Corners Subdivision.

3. Leasing of Homes in Subdivision. Section 4.14 of the Declaration is deleted in its entirety. There shall be no restriction on leasing homes in the Cedar Corners Subdivision. Section 4.14 of the Declaration shall be replaced with the following language:

4.14 Timeshares Prohibited. No lot or home in the Cedar Corners Subdivision may be conveyed, sold, transferred, or otherwise used as a timeshare estate or timeshare interest, as those terms are defined in Utah Code § 57-19-1, et seq., as the same may be amended.

EXECUTED as of the date first written above.

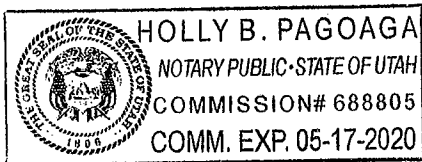
DECLARANT
CEDAR CORNERS MANAGEMENT, LLC
also known as Cedar Corners Management Group, LLC

By: 
Brad Jensen, Trustee of The Tristar Irrevocable Trust dated 2/13/2009, Manager

STATE OF UTAH)
) ss
COUNTY OF UTAH)

On this 22nd day of June, 2018, personally appeared before me, Brad Jensen, who being duly sworn, did say that he is the Trustee of The Tristar Irrevocable Trust dated 2/13/2009 which is the Manager of CEDAR CORNERS MANAGEMENT, LLC, a limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of statute, its article of organization or its operating agreement and that Brad Jensen, acknowledge to me that said limited liability company executed the same.

Witness my hand and official seal.



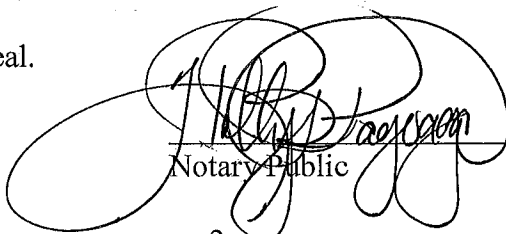

Notary Public

EXHIBIT A**Legal Description and Tax Parcel ID Numbers**

Parcel 1: Lots 1 thru 29, Cedar Corners Subdivision, Phase A, Plat 1, according to the official plat thereof on file and of record in the office of the Utah County, Recorder.

Parcel 2: Beginning at a point which is at the Southeast corner of Pioneer Addition Phase VIIC, being on file with the office of the Utah County Recorder, said point also being South $00^{\circ}16'21''$ West along the Quarter Section Line a distance of 2663.24 feet from the North Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence South $00^{\circ}16'21''$ West along the Quarter Section Line a distance of 1329.67 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 7; thence North $89^{\circ}43'33''$ West along the 40-acre line a distance of 1336.25 feet to the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 7, said point also being on the East line of Pioneer Addition Phase II, being on file with the office of the Utah County Recorder; thence North $00^{\circ}21'44''$ East along said East line a distance of 118.88 feet to the Southwest corner of Cedar Corners - Phase A Plat 1 Subdivision, being on file with the office of the Utah County Recorder; thence along the perimeter of said subdivision the following ten (10) courses, 1) South $89^{\circ}38'11''$ East 280.00 feet, 2) North $00^{\circ}21'49''$ East 107.74 feet to the point of a 1026.50 foot radius curve to the right, 3) along said curve a distance of 46.00 feet through a central angle of $2^{\circ}34'04''$ (chord bears North $85^{\circ}06'05''$ West 46.00 feet), 4) North $00^{\circ}21'44''$ East 234.82 feet, 5) North $02^{\circ}15'20''$ East 53.05 feet, 6) North $00^{\circ}21'44''$ East 572.99 feet, 7) North $89^{\circ}28'48''$ East 118.01 feet, 8) North $00^{\circ}21'44''$ East 92.05 feet, 9) North $24^{\circ}47'34''$ West 58.55 feet, 10) North $00^{\circ}08'31''$ West 93.76 feet to a point on the prolongation of the South line of said Pioneer Addition Phase VIIC; thence South $89^{\circ}38'21''$ East along said South line a distance of 1005.98 feet to the point of beginning.

Tax Parcel No.: 59-007-0078, 65-499-0001, 65-499-0002, 65-499-0003, 65-499-0004, 65-499-0005, 65-499-0006 65-499-0007, 65-499-0008, 65-499-0009, 65-499-0010, 65-499-0011, 65-499-0012, 65-499-0013, 65-499-0014, 65-499-0015, 65-499-0016, 65-499-0017, 65-499-0018, 65-499-0019, 65-499-0020, 65-499-0021, 65-499-0022, 65-499-0023, 65-499-0024, 65-499-0025, 65-499-0026, 65-499-0027, 65-499-0028 and 65-499-0029