

Lone peak Development  
41520 N Whistling Street DR  
Anthem, AZ 85086

ENT22976:2021 PG 1 of 5  
Andrea Allen  
Utah County Recorder  
2021 Feb 05 02:16 PM FEE 166.00 BY MG  
RECORDED FOR Metro National Title  
ELECTRONICALLY RECORDED

**Lone Peak Canyon Subdivision Addendum No. 2**

Parcel 11:002:0139

**ARTICLE II. ARCHITECTURAL STANDARDS**

**2.1. Architectural Standards for Dwellings**

Roof pitch or modern, contemporary homes, often referred to as the "Australian" and "Prairie" look, often built by luxury home builder Toll Brothers, is hereby amended via the Lone-Peak Canyon Subdivision (LPCS) and its Covenants, Conditions and Restrictions (CCR's) is changed to read 3 ½ inches per foot, (3 / 12) minimum pitch roof slope. **See attached Exhibit One as planned for LPCD lot 47 with 3 / 12 roof pitch for example.**

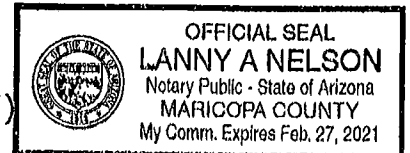
This Addendum No. 2 applies to all of the Lone Peak Canyon Subdivision, Draper Utah according to the official Final Plat thereof on file with Utah County Office of the City Recorder will apply effectively this February 1, 2021. **See Exhibit Two, Lone-Peak Canyon, Final Plat.**

**CERTIFICATION**

On this 29<sup>th</sup> day of January 2021 Judy C. Mast personally appeared before me and proved on the basis of satisfactory evidence to be the person whose name is subscribed into this document, and acknowledged that she executed the same in her capacity as a Member of Lone Peak Canyon Development, A Limited Liability Company

By Judy C. Mast, Its Member,  
Lone-Peak Canyon Development, A Limited Liability Company

Notary Signature Lanny A Nelson (seal)



My commission expires 02/27/2021 Maricopa County, Arizona

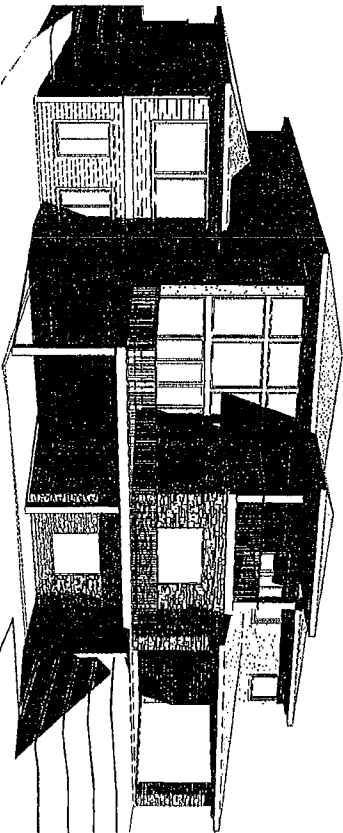
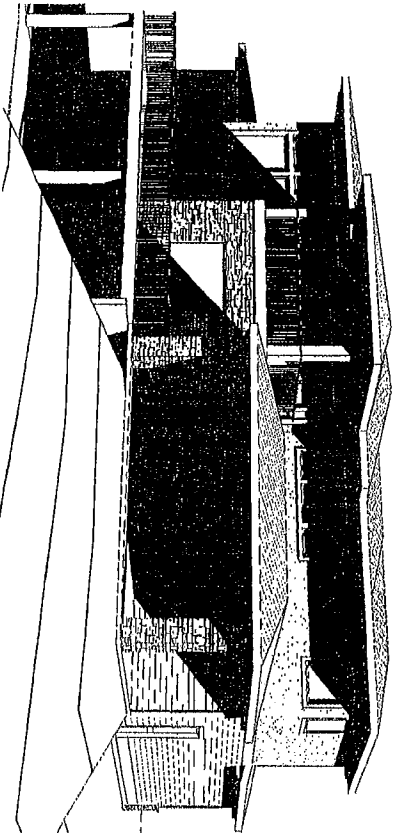
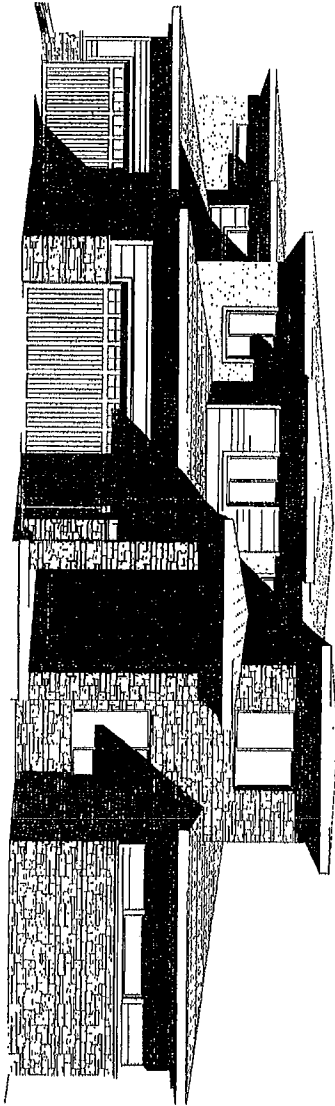
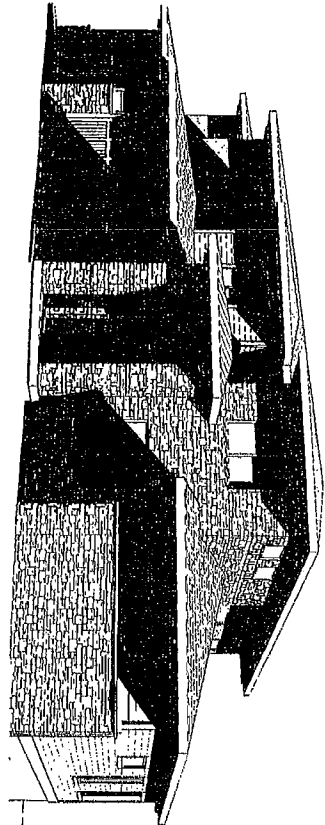
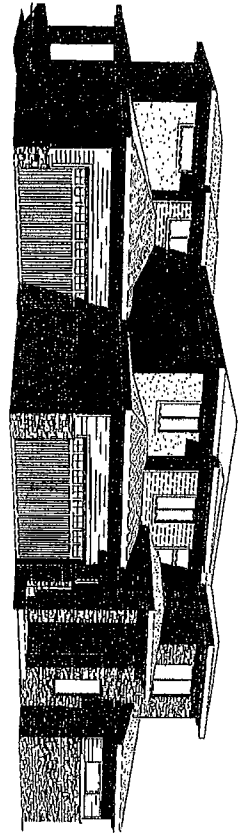
**EXHIBIT "A"**

**Legal Description of the Property**


All of Lots 1 through 72, inclusive, of the Lone Peak Canyon Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

**Exhibit One**

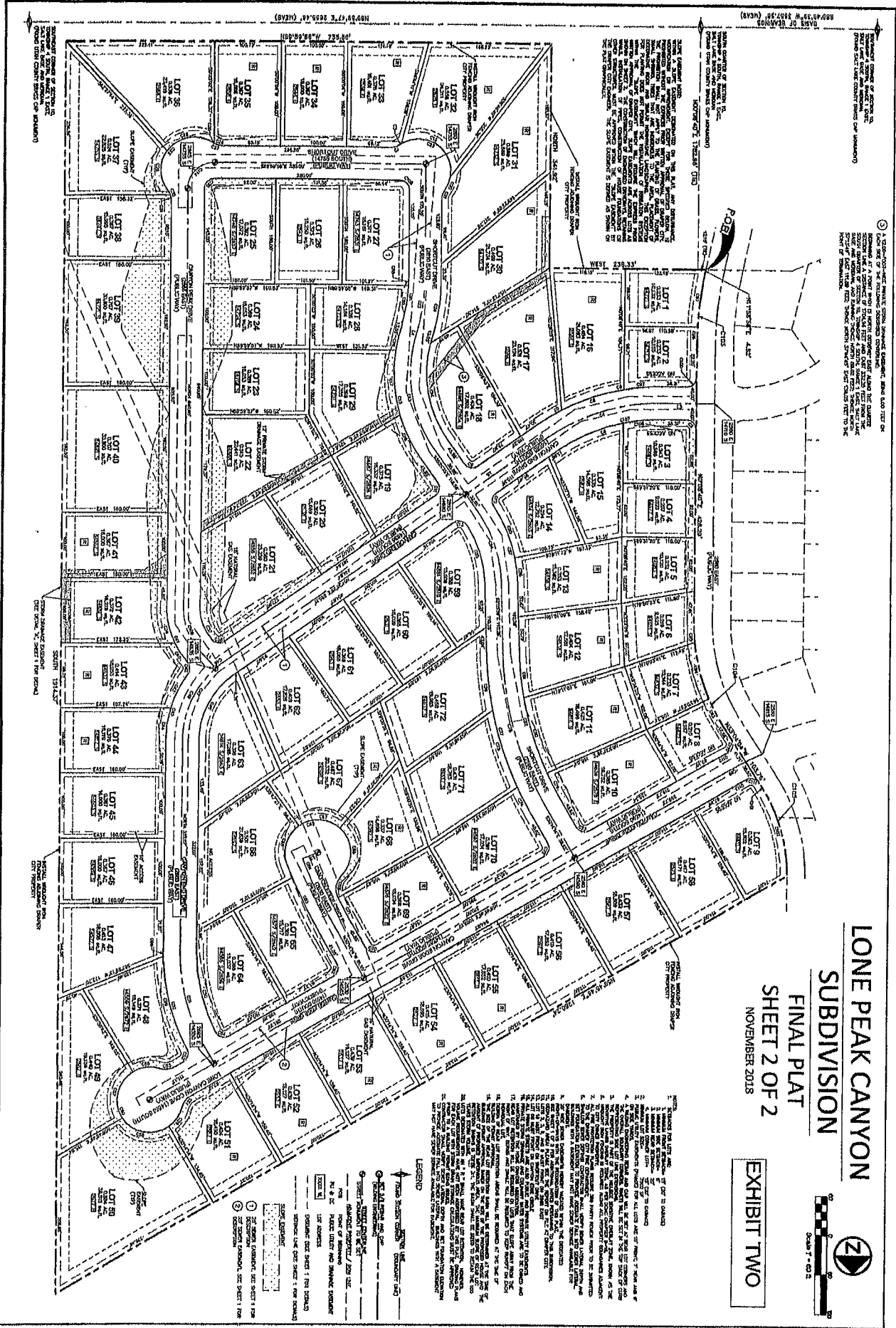
Lot 47, Lone-Peak Canyon Subdivision - Jan 27, 2021



**3D VIEWS**

 <p><b>WALKER HOME DESIGN</b> ARCHITECTURE &amp; INTERIOR DESIGN</p>	
<p>PROJECT: <b>KEYNOISES</b></p>	
<p>DATE: 1/27/2021</p>	<p>DESIGNER: <b>Lara Derrin</b></p>
<p>CLIENT: <b>LSI</b></p>	<p>PROJECT NO: <b>ENT 22976</b></p>
<p>SCALE: <b>1/8" = 1'-0"</b></p>	<p>DATE: <b>1/27/2021</b></p>
<p>BY: <b>LSD</b></p>	<p>CHECKED BY: <b>LSD</b></p>
<p>DATE: <b>1/27/2021</b></p>	<p>SCALE: <b>NO SCALE</b></p>





1. LOTS 1-100 ARE TO BE DEVELOPED AS RESIDENTIAL SINGLE-FAMILY LOTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY LINES AND INFRASTRUCTURE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PAVEMENT AND CURBS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL FLOOD CONTROL MEASURES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPING AND PLANTING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SECURITY MEASURES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL OTHER NECESSARY UTILITIES AND INFRASTRUCTURE.

**LONE PEAK CANYON  
SUBDIVISION  
FINAL PLAT  
SHEET 2 OF 2  
NOVEMBER 2015**



**EXHIBIT TWO**

1. THE LOTS ARE TO BE DEVELOPED AS RESIDENTIAL SINGLE-FAMILY LOTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITY LINES AND INFRASTRUCTURE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PAVEMENT AND CURBS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL FLOOD CONTROL MEASURES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPING AND PLANTING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SECURITY MEASURES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL OTHER NECESSARY UTILITIES AND INFRASTRUCTURE.

**LEGEND**

- 1. EASEMENT
- 2. SETBACK
- 3. FLOOD CONTROL MEASURE
- 4. LANDSCAPING AND PLANTING
- 5. SECURITY MEASURE
- 6. OTHER NECESSARY UTILITIES AND INFRASTRUCTURE