

**FIRST AMENDMENT TO THE  
AMENDED DECLARATION OF ESTABLISHMENT OF PROTECTIVE  
RESTRICTIONS AND COVENANTS  
FOR THE  
CANYON RIM RANCHES OWNERS ASSOCIATION**

This amendment is made and executed this 23 day of Oct, 2014, by the Board of Trustees of the Canyon Rim Ranches Owners Association (the "Association").

**Recitals**

A. On March 7, 1973, the CANYON RIM RANCH PLAT A was recorded as Entry No. 118976 with the Summit County Recorder's office.

B. On July 13, 1973, the DECLARATION OF ESTABLISHMENT OF PROTECTIVE RESTRICTIONS AND COVENANTS for the Association was recorded with the Summit County Recorder's office as Entry No. 120194, beginning at Book M48, Page 661.

C. On April 19, 1974, the ARTICLES OF INCORPORATION OF CANYON RIM RANCHES OWNERS ASSOCIATION were filed with the Utah Division of Corporations.

D. On September 4, 1974, the Association recorded the CANYON RIM RANCH PLAT A (AMENDED) in the Summit County Recorder's office as Entry No. 124217.

E. On June 24, 1993, the Association recorded the DECLARATION OF ESTABLISHMENT OF PROTECTIVE RESTRICTIONS AND COVENANTS in the Summit County Recorder's office as Entry No. 00381729, beginning at Book 0733, Page 0608.

F. On February 5, 2004, the Association recorded the AMENDED DECLARATION OF ESTABLISHMENT OF PROTECTIVE RESTRICTIONS AND COVENANTS in the Summit County Recorder's office as Entry No. 00688189, beginning at Book 01597, Page 01348.

G. On November 27, 2006, the Association recorded the AMENDED DECLARATION OF ESTABLISHMENT OF PROTECTIVE RESTRICTIONS AND COVENANTS in the Summit County Recorder's office as Entry No. 00797479, beginning at Book 01831, Page 01304.

H. Hereinafter, the DECLARATION OF ESTABLISHMENT OF PROTECTIVE RESTRICTIONS AND COVENANTS, dated July 13, 1973, as amended or supplemented by the DECLARATION OF ESTABLISHMENT OF PROTECTIVE

RESTRICTIONS AND COVENANTS, dated June 24, 1993; the AMENDED DECLARATION OF ESTABLISHMENT OF PROTECTIVE RESTRICTIONS AND COVENANTS, dated February 5, 2004; and the AMENDED DECLARATION OF ESTABLISHMENT OF PROTECTIVE RESTRICTIONS AND COVENANTS, dated November 27, 2006, is referred to as the "Declaration."

I. This document affects the real property located in Summit County, Utah, described with particularity on Exhibit A, attached hereto and incorporated here by reference (the "Property").

J. As evidenced by this instrument, the Board of Trustees has obtained the affirmative vote or written approval of at least sixty-seven percent (67%) of the total voting interests of the Association, as required by Utah Code Ann. § 57-8a-104.

NOW, THEREFORE, pursuant to the foregoing, the Board of Trustees hereby makes and executes this amendment to the Declaration, which shall be effective as of its recording date.

1) **Amendment No. 1.** All of paragraph 8, including subparagraphs (a) and (b), of the Declaration is hereby deleted in its entirety and replaced with the following provisions:

8. An easement is hereby reserved on, over, under, across, and through the heretofore described lots for the constructions, installation, continued maintenance, repair, reconstruction, replacement, and removal of such water pipeline, electric distribution lines and circuits, and telephone installations located within the boundaries or the premises together with the right to trim and/or remove tress and/or underbrush to accommodate said lines, and reserving by the Association the sole right to convey the rights hereby reserved. All utilities shall be underground. In the event any utility easement work must be performed, which cost shall be borne by the Association and/or the utility responsible, the responsible party shall reclaim the land.

2) **Amendment No. 2.** The following language is added to the Declaration after paragraph 23:

#### AMENDMENTS

24. Unless otherwise provided by Utah statute, the Declaration may be amended by the affirmative vote of the majority of the total voting interests of the Association. The vote must occur in a meeting of the Owners held for that purpose. The vote of approval for any one Owner of a Lot is sufficient if there are multiple Owners of the Lot.

3) **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall in all respects

govern and control.

4) Incorporation and Supplementation of Declaration. This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS THEREOF, the undersigned officer, director, or Trustee of the Association hereby certifies that the Board of Trustees has obtained the affirmative vote of at least sixty-seven percent (67%) of the total voting interests of the Association, as required by Utah Code Ann. § 57-8a-104.

**CANYON RIM RANCHES OWNERS ASSOCIATION**

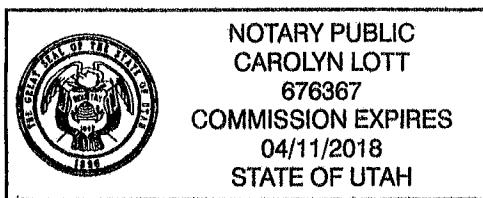
Gordon B. Hurley  
(Signature)

Print Name Gordon B. Hurley

Its [Title]: Chairman of Board

State of Utah )  
 ) ss.  
County of SALT LAKE )

The foregoing instrument was acknowledged before me this 23 day of OCTOBER, 2014, by  
GORDON B. HURLEY, who by me being duly sworn, did say that he or she is the  
CHAIRMAN OF BOARD of the Canyon Rim Ranches Owners Association, and that this instrument was  
signed on behalf of said Association.



Carolyn Lott  
Notary Public

**EXHIBIT A:**  
**Boundary Description & Parcel Information**

## PARCEL & LOT INFORMATION

CMA-100	CMA-101	CMA-102
CMA-103	CMA-104	CMA-105
CMA-106	CMA-107	CMA-108
CMA-109	CMA-110	CMA-111
CMA-112	CMA-113	CMA-114
CMA-115	CMA-116	CMA-117
CMA-118	CMA-119	CMA-120
CMA-121	CMA-122	CMA-123
CMA-124	CMA-125	CMA-127
CMA-128	CMA-129	CMA-130
CMA-131	CMA-132-A	CMA-133
CMA-134	CMA-135	CMA-136
CMA-137	CMA-138	CMA-139
CMA-140	CMA-141	CMA-142
CMA-143	CMA-144	CMA-145
CMA-146	CMA-147	CMA-148
CMA-149	CMA-150	CMA-151
CMA-152	CMA-153	CMA-154
CMA-155	CMA-156	CMA-157
CMA-158	CMA-159	CMA-160
CMA-161	CMA-162	CMA-163
CMA-164	CMA-165	CMA-194
CMA-195	CMA-196	CMA-197
CMA-198	CMA-199	

\*Lot number is the numerical portion of the parcel ID without the CMA.

## BOUNDARY DESCRIPTION

BEGIN AT THE SW COR. SECTION 29, T IN-RTE SLB & M THENCE: ALONG SOUTH LINE SEC. 30 S 89°52'30" W 792.06'; THENCE N 00°34'20" E 4005.57' THENCE: S 89°25'40" E 792.00' THENCE N 73°46' E 684.91' THENCE: N 02°05' E 270.00' THENCE: S 71° 37' E 903.35' THENCE: S 43°27' E 370.00' THENCE: S 52°45' E 163.00' THENCE: N 18°18' E 460.06' THENCE: N 08°00' W 427.54' THENCE S 88°00' E 576.61' THENCE: N 15°48' W 174.89' THENCE N 18°39' E 513.05' THENCE N 89° 02' E 843.62' THENCE S 07°38' W 193.33' THENCE: S 01°36' W 774.73 THENCE: S 01°12' E 1165.48' THENCE: S 85°00' E 546.23' THENCE:

S 83°49' E 251.30' THENCE: S 56°01' E 337.91' THENCE: S 47°12' E 344.52' THENCE: N 85°39' E 376.95' THENCE: S 00°03' E 1265.48' THENCE: S 77°39'03" W 523.82' THENCE: S 61°05'02" W 603.11' THENCE: S 63°06'39" W 534.90' THENCE: S 54°10'03" W 451.27' THENCE S 23°00'20" E 227.43' THENCE: S 51°00'04" W 398.78' TO THE SOUTH BOUNDARY OF SECTION 29 T IN-RTE SLB & M. THENCE ALONG SECTION S 88°47'45" W 529.94' TO THE S ¼ COR. OF SAID SECTION 29. THENCE CONTINUING ALONG SECTION LINE S 88°47'45" W 2634.96 TO THE POINT OF BEG. CONTAINING 507.78' ACRES.

S 88°47'45" W BETWEEN SW ¼ SECTION 29 AND S ¼ COR. OF SEC.