

After Recording Return To:
The Law Offices of Kirk A. Cullimore
644 East Union Square
Sandy, UT 84070

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Book - 9919 Pg - 1977-1981
Gary W. Ott
Recorder, Salt Lake County, UT
KIRK A CULLIMORE PC
BY: eCASH, DEPUTY - EF 5 P.

**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF VILLAS AT STERLING VILLAGE HOMEOWNERS ASSOCIATION**

This Amendment to the Declaration is executed on the date set forth below by The Villas at Sterling Village Homeowners Association (“Association”).

RECITALS

A. Real property in Salt Lake County, Utah, known as The Villas at Sterling Village was subjected to covenants, conditions, and restrictions recorded October 24, 2006, as Entry No. 9886040, in the Salt Lake County Recorder’s Office, Utah (“Declaration”);

B. This amendment shall be binding against the property described in EXHIBIT A and the Declaration, any amendment, annexation, or supplement thereto;

C. This amendment is intended to authorize the Association to assess all Lots whether or not there is a completed Dwelling Unit on the Lot;

D. Under Declaration Article XI, Section 11.01, the Board of Directors certifies that these amendments have been approved by at affirmative vote of at least 67% of the Owners;

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

Declaration Article IV, Section 4.05 is amended in its entirety to read as follows:

4.05 Date of Commencement of Assessment. The Annual General Assessment and Services Assessment, if any, provided for in this Article IV shall commence for each Lot subjected to this Declaration on the date the Lot is designated on a plat map recorded in the Salt Lake County Recorder’s Office. For any Lots not currently being assessed, they shall be assessed beginning the month this Amendment is recorded.

Declaration Article IV, Section 4.07 is amended in its entirety to read as follows:

4.07 Working Fund/Reinvestment Fee. The Board of Directors shall collect a working capital contribution (also known as a reinvestment fee) against the purchaser of a Lot at the time of closing of a Lot. Such contribution shall be determined by the Board, but shall not exceed ½% of the Lot’s sale price. The contribution shall be used to cover association expenses, including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds; common planning, facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; open space; recreation amenities; or charitable

expenses.

IN WITNESS WHEREOF, the Board has executed this Amendment to the Declaration as of the 11th day of April, 2011.

THE VILLAS AT STERLING VILLAGE HOMEOWNERS ASSOCIATION

By: [Signature]
Its: President

By: [Signature]
Its: Secretary

STATE OF UTAH)
County of Salt Lake) ss

On the 11th day of April, 2011, personally appeared DJ Douglas and Mark Nelson who, being first duly sworn, did that say that they are the president and secretary of the Association authorized to sign this instrument and that said instrument was signed and sealed on behalf of the Association, certified that the Amendment was authorized by more than 67% of the Owners, and acknowledged said instrument to be their voluntary act and deed.

[Signature]
Notary Public for Utah



**EXHIBIT A
FULL LEGAL DESCRIPTION**

<u>27241020120000</u>	11036 S CADBURY DR	LOT 1, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241020130000</u>	11048 S CADBURY DR	LOT 2, VILLAS AT STERLING VILLAGE PUD. 9269-2632 9423-0030
<u>27241020140000</u>	11054 S CADBURY DR	LOT 3, VILLAS AT STERLING VILLAGE PUD. 9269-2632 9420-1659
<u>27241020150000</u>	11064 S CADBURY DR	LOT 4, VILLAS AT STERLING VILLAGE PUD. 9269-2632 9420-1622
<u>27241020160000</u>	11072 S CADBURY DR	LOT 5, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9493-5987
<u>27241020170000</u>	11082 S CADBURY DR	LOT 6, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9373-3145
<u>27241020180000</u>	11088 S CADBURY DR	LOT 7, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9419-8821
<u>27241020190000</u>	11096 S CADBURY DR	LOT 8, VILLAS AT STERLING VILLAGE PUD. 9269-1465
<u>27241020200000</u>	11102 S CADBURY DR	LOT 9, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241020210000</u>	11112 S CADBURY DR	LOT 10, VILLAS AT STERLING VILLAGE PUD. 9269-2632 9471-7355
<u>27241020220000</u>	11118 S CADBURY DR	LOT 11, VILLAS AT STERLING VILLAGE PUD. 9269-2632 9591-0071
<u>27241020230000</u>	11128 S CADBURY DR	LOT 12, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241020240000</u>	11134 S CADBURY DR	LOT 13, VILLAS AT STERLING VILLAGE PUD. 9269-1473 9473-9234
<u>27241020250000</u>	11144 S CADBURY DR	LOT 14, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241020260000</u>	11152 S CADBURY DR	LOT 15, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241020270000</u>	11158 S CADBURY DR	LOT 16, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241020280000</u>	11168 S CADBURY DR	LOT 17, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9605-1500
<u>27241020290000</u>	11174 S CADBURY DR	LOT 18, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9605-1500
<u>27241020300000</u>	11182 S CADBURY DR	LOT 19, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9605-1500
<u>27241020310000</u>	11184 S CADBURY DR	LOT 20, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9605-1500
<u>27241020320000</u>	521 W ASPEN PEAK DR	LOT 21, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9605-1500
<u>27241020330000</u>	517 W ASPEN PEAK DR	LOT 22, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9605-1500
<u>27241020340000</u>	513 W ASPEN PEAK DR	LOT 23, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9605-1500
<u>27241020350000</u>	505 W ASPEN PEAK DR	LOT 24, VILLAS AT STERLING VILLAGE PUD. 9269-1465
<u>27241050010000</u>	11039 S CADBURY DR	LOT 80, VILLAS AT STERLING VILLAGE PUD. 9219-3942 9219-3944
<u>27241050020000</u>	11047 S CADBURY DR	LOT 79, VILLAS AT STERLING VILLAGE PUD. 9219-3942 9219-3944
<u>27241050030000</u>	11053 S CADBURY DR	LOT 78, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241050040000</u>	11063 S CADBURY DR	LOT 77, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241050050000</u>	11069 S CADBURY DR	LOT 76, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9407-3973
<u>27241050060000</u>	11079 S CADBURY DR	LOT 75, VILLAS AT STERLING VILLAGE PUD. 9269-1465
<u>27241050070000</u>	11083 S CADBURY DR	LOT 74, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9650-4263
<u>27241050080000</u>	11091 S CADBURY DR	LOT 73, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9605-1500
<u>27241050090000</u>	11099 S CADBURY DR	LOT 72, VILLAS AT STERLING VILLAGE PUD. 9269-1473 9623-5244

<u>27241050100000</u>	11107 S CADBURY DR	LOT 71, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241050110000</u>	11113 S CADBURY DR	LOT 70, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241050120000</u>	11123 S CADBURY DR	LOT 69, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241050130000</u>	512 W ASPEN GATE LN	LOT 68, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241050140000</u>	506 W ASPEN GATE LN	LOT 67, VILLAS AT STERLING VILLAGE PUD. 9269-1473 9571-4276
<u>27241060010000</u>	517 W ASPEN GATE LN	LOT 61, VILLAS AT STERLING VILLAGE PUD. 9269-1473 9486-8100
<u>27241060020000</u>	11159 S CADBURY DR	LOT 60, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241060030000</u>	511 W ASPEN GATE LN	LOT 62, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241060040000</u>	497 W ASPEN GATE LN	LOT 63, VILLAS AT STERLING VILLAGE PUD. 9269-1473 9531-0573
<u>27241060050000</u>	487 W ASPEN GATE LN	LOT 52, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241060060000</u>	11162 S SHILLING AVE	LOT 53, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241060070000</u>	11169 S CADBURY DR	LOT 59, VILLAS AT STERLING VILLAGE PUD. 9269-1465
<u>27241060080000</u>	11177 S CADBURY DR	LOT 58, VILLAS AT STERLING VILLAGE PUD. 9269-1465
<u>27241060090000</u>	510 W ASPEN PEAK DR	LOT 57, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9412-0492
<u>27241060100000</u>	498 W ASPEN PEAK DR	LOT 56, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9356-2209
<u>27241060110000</u>	11172 S SHILLING AVE	LOT 54, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241060120000</u>	486 W ASPEN PEAK DR	LOT 55, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241260090000</u>	496 W ASPEN GATE LN	LOT 66, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241260100000</u>	484 W ASPEN GATE LN	LOT 65, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241260110000</u>	482 W ASPEN GATE LN	LOT 64, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241260120000</u>	11114 S ASPEN GATE CT	LOT 40, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241260130000</u>	11122 S ASPEN GATE CT	LOT 41, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241260140000</u>	464 W ASPEN GATE LN	LOT 44, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241260150000</u>	456 W ASPEN GATE LN	LOT 43, VILLAS AT STERLING VILLAGE PUD. 9269-1475 9520-3909
<u>27241260160000</u>	11134 S ASPEN GATE CT	LOT 42, VILLAS AT STERLING VILLAGE PUD. 9269-1475 9498-9772
<u>27241260170000</u>	11111 S ASPEN GATE CT	LOT 39, VILLAS AT STERLING VILLAGE PUD. 9269-1473 9567-3936
<u>27241260180000</u>	11123 S ASPEN GATE CT	LOT 38, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241260190000</u>	11131 S ASPEN GATE CT	LOT 37, VILLAS AT STERLING VILLAGE PUD. 9269-1475 9630-3044
<u>27241260200000</u>	11141 S ASPEN GATE CT	LOT 36, VILLAS AT STERLING VILLAGE PUD. 9269-1475 9501-8524
<u>27241260210000</u>	11135 S SHILLING AVE	LOT E, VILLAS AT STERLING VILLAGE PUD.
<u>27241280010000</u>	495 W ASPEN PEAK DR	LOT 25, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241280020000</u>	485 W ASPEN PEAK DR	LOT 26, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241280030000</u>	473 W ASPEN PEAK DR	LOT 27, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241280040000</u>	465 W ASPEN PEAK DR	LOT 28, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241280050000</u>	455 W ASPEN PEAK DR	LOT 29, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241280060000</u>	11187 S ASPEN PEAK DR	LOT 30, VILLAS AT STERLING VILLAGE PUD. 9269-1473 9356-8727

<u>27241280070000</u>	11151 S ASPEN PEAK DR	LOT 35, VILLAS AT STERLING VILLAGE PUD. 9269-1475 9467-9474
<u>27241280080000</u>	11157 S ASPEN PEAK DR	LOT 34, VILLAS AT STERLING VILLAGE PUD. 9269-1465
<u>27241280090000</u>	11167 S ASPEN PEAK DR	LOT 33, VILLAS AT STERLING VILLAGE PUD. 9269-1465
<u>27241280100000</u>	11173 S ASPEN PEAK DR	LOT 32, VILLAS AT STERLING VILLAGE PUD. 9269-1465 9619-1610
<u>27241280110000</u>	11183 S ASPEN PEAK DR	LOT 31, VILLAS AT STERLING VILLAGE PUD. 9269-1473
<u>27241290010000</u>	11153 S SHILLING AVE	LOT 51, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241290020000</u>	11159 S SHILLING AVE	LOT 50, VILLAS AT STERLING VILLAGE PUD. 9269-2632 9849-1529
<u>27241290030000</u>	451 W ASPEN GATE LN	LOT 45, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241290040000</u>	11162 S ASPEN PEAK DR	LOT 46, VILLAS AT STERLING VILLAGE PUD. 9269-2632 9444-1250
<u>27241290050000</u>	470 W ASPEN PEAK DR	LOT 49, VILLAS AT STERLING VILLAGE PUD. 9269-2632 9602-4211
<u>27241290060000</u>	462 W ASPEN PEAK DR	LOT 48, VILLAS AT STERLING VILLAGE PUD. 9269-2632
<u>27241290070000</u>	454 W ASPEN PEAK DR	LOT 47, VILLAS AT STERLING VILLAGE PUD. 9269-1473