

After Recording Return To:
RICHARDS, KIMBLE & WINN, PC
c/o Curtis G. Kimble
2040 Murray Holladay Rd., Suite 106
Salt Lake City, UT 84117

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8/21/2014 10:31:00 AM \$48.00
Book - 10254 Pg - 4598-4600
Gary W. Ott
Recorder, Salt Lake County, UT
RICHARDS KIMBLE & WINN
BY: eCASH, DEPUTY - EF 3 P.

**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS,
AGREEMENTS AND RESTRICTIONS
FOR
RIDGEWOOD**

A. Certain real property in Salt Lake County, Utah, known as Ridgewood (South Mountain Subdivision, PUD, Phase 11 South, Plat -A) is subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Covenants, Conditions, Agreements and Restrictions recorded March 11, 2004, as Entry No. 9000786 in the Recorder's Office for Salt Lake County, Utah (the "Declaration").

B. This amendment shall be binding against the property subjected to the Declaration and any annexation or supplement thereto, described as follows:

Lots 101 through 135 in RIDGEWOOD otherwise known as South Mountain Subdivision, PUD, Phase 11 South, Plat-A Ridgewood; and, Lots A & B (also known as Common Area/Open Spaces A & B) inclusive; located in the City of Draper, according to the official plats thereof, as recorded or to be recorded in the office of the County Recorder of Salt Lake County, State of Utah;
First Parcel # 34-08-426-027-0000

C. Pursuant to Article VII, Section 6.3 of the Declaration, the undersigned hereby certifies that all of the requirements to amend the Declaration have been satisfied and that at least 66-2/3% of the total votes of the Association have voted to approve this amendment.

NOW, THEREFORE, the Association hereby amends **Article V, Section 5.5 subsection g** of the Declaration to read as follows:

g. Storage and Parking of Vehicles. Motor vehicles on the Property shall be subject to the parking rules and regulations adopted by the Management Committee from time to time.

Recreational Vehicles, Commercial Vehicles: Parking of commercial vehicles anywhere in the Community is prohibited at all times except when a vendor or contractor is on site using the vehicle to perform work in the Community. Commercial vehicles are defined solely as vehicles with a gross vehicle weight (GVW) or a combined gross vehicle weight (CGW) of 12,000 lbs. or more.

No boat, trailer, truck camper, motor home, RV, and like vehicles and equipment (a "Recreational Vehicle"), may be parked on any driveway for more than 28 days in a calendar

year (parking for any time period less than 24 hours constitutes parking for one day). Parking of a Recreational Vehicle on a Lot but not on a driveway is subject to the following:

Recreational Vehicles owned or possessed by any Owner as of the date of the recording of this Amendment may continue to be parked or stored on a Lot if either: (1) the vehicle is parked on an appropriate concrete parking pad on a Lot behind a privacy gate with a minimum height of 6', or (2) the vehicle is stored off-site from October 1 through March 31 each year. Owners that desire to park or store a Recreational Vehicle acquired after the date of recording of this Amendment are subject to the following limitations:

1. The vehicle shall be parked on an appropriate concrete parking pad (all tires must be on concrete) on the Lot.
2. The vehicle shall not exceed a height of 14 feet.
3. The vehicle shall not be located within 25 feet of a street and cannot, in any event, be located closer to the street than the front of the dwelling.
4. A written agreement between the Owner and the Owner of the Lot closest to the parking pad must be entered into and a copy provided to the Management Committee (only an agreement with the Owner of the Lot closest to the parking pad who owns the Lot at the time the vehicle is acquired is necessary – no agreement with a subsequent Owner of such adjacent Lot is necessary).
5. The vehicle shall not be located on an access easement and must be parked behind the front setback of the Owners lot.
6. The vehicle shall either be: (1) concealed behind a privacy gate with a minimum height of 6', or (2) stored off-site from October 1 through March 31 each year.

Unlicensed vehicles or vehicles that are not in running condition are not permitted anywhere in the Community except within a garage. No garage may be altered in such a manner that the number of motor vehicles that may reasonably be parked therein after the alteration is less than the number of motor vehicles that could have been reasonably parked in the garage as originally designed and constructed.

IN WITNESS WHEREOF, the RIDGEWOOD HOA has executed this Amendment to the Declaration as of the 6 day of August, 2014.

RIDGEWOOD HOA
A Utah nonprofit corporation

Sign: Cheryl Whitehead
Print Name: Cheryl Whitehead
Title: President, Ridgewood HOA

State of Utah)
 :SS
County of Salt Lake)

Subscribed and sworn to before me on the 6 day of August, 2014, by
Cheryl Whitehead.


Notary Public

