

After recording mail to:

RICHARDS LAW, PC
4141 S. Highland Drive, Ste. 225
Salt Lake City, UT 84124

13120894
11/12/2019 9:24:00 AM \$40.00
Book - 10858 Pg - 3343-3345
RASHELLE HOBBS
Recorder, Salt Lake County, UT
RICHARDS LAW PC
BY: eCASH, DEPUTY - EF 3 P.

**AMENDMENT TO THE
AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
AND RESERVATION OF EASEMENT
FOR
PARKSTONE ESTATES
A PLANNED UNIT DEVELOPMENT**

A. Certain real property in Salt Lake County, Utah, known as Parkstone Estates was subjected to certain covenants, conditions, and restrictions pursuant to an original “Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for Parkstone Estates” (“Original Declaration”), recorded on March 14, 1997, as Document Entry No. 6644601, Book 7666, Page 2797 et. seq., records of Salt Lake County, Utah;

B. An amended and restated “Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for Parkstone Estates” (“Amended Declaration”) was recorded on January 18, 2006, as Document Entry No. 9613396, Book 9244, Page 9083 et. seq., in the Salt Lake County Recorder’s Office, Utah;

C. An amendment to the amended and restated “Declaration of Covenants, Conditions and Restrictions and Reservation of Easement for Parkstone Estates” (“Amended Declaration”) was recorded on September 9, 2008, as Document Entry No. 10515951, Book 9641, Page 2753 et. seq., in the Salt Lake County Recorder’s Office, Utah;

D. This amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto (**Exhibit A**);

E. This amendment is intended to clarify certain provisions of the Amended Declaration, and as it was subsequently Amended, regarding certain Lease Restrictions;

F. Pursuant to Article XIV, Section 4 of the Amended Declaration, approval of fifty-one percent (51%) of the voting power of the Members was duly received to adopt and record this amendment to the Declaration.

NOW, THEREFORE, The Association, hereby amends Article X, Section 1 of the Amended Declaration of Covenants, Conditions and Restrictions and Reservation of Easement Parkstone Estates as amended thereafter, in its entirety, and replaces it as follows:

Section 1. Single Family Residences, Business or Commercial Activity; Rentals. Each Lot shall be used as residence for a single-family. No part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly for any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purpose without the vote of seventy-five percent (75%) of the votes eligible to be cast by Members of the Association. Provided further, however, the Association shall never be permitted to allow more than three (3) of the Lots to be used as non-owner-occupied residences. Individual room rentals are not permitted except where the owner-occupant of the Lot continues to reside on the Lot throughout the rental period. In all cases regarding rentals beyond the three (3) Lot limitation stated above, the Board shall adhere to the following concept: Parkstone Estates will, to the extent reasonably possible, be an "owner-occupied" community, as further explained in Section 1(b) below.

PARKSTONE ESTATES OWNERS ASSOCIATION, INC.

Vivian Gubler
 Name
 Position President
Larry Crandall
 Name
 Position SECRETARY

Erwin H. Martinner
 Name
 Position TREASURER

STATE OF UTAH)
 :SS
 County of Salt Lake)

On the 11 day of NOV., 2019, personally appeared
Vivian Gubler, ERWIN MARTINNER
Larry Crandall and _____ who, being first
 duly sworn, did that say that they are the members of the Board of Trustees; and each of them
 acknowledged said instrument to be their voluntary act and deed.

[Signature]
 Notary Public for Utah

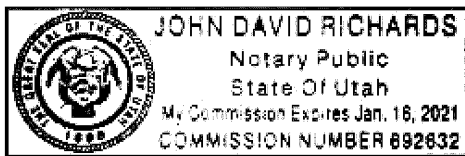


EXHIBIT A

Legal Description

All Lots and Common Area PARKSTONE EST PUD & AMD, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

First Parcel Number: 28294020170000

All Lots and Common Area PARKSTONE EST PH 2 PUD according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

First Parcel Number: 28294760530000