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After Recording Return To:
1059 W. Kanarra Creek Lane
Bluffdale, UT 84065

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01/06/2020 12:46 PM \$70.00
Book - 10881 Pg - 6109-6111
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
JORDAN MADDOCKS
1059 W KANARRA CREEK LN
BLUFFDALE UT 84065
BY: DDK, DEPUTY - WI 3 P.

**SECOND AMENDMENT TO THE
NEIGHBORHOOD DECLARATION OF COVENANTS CONDITIONS AND
RESTRICTIONS
FOR
CHOCOLATE HOMES AT WESTGATE**

- A. The Neighborhood Declaration of Covenants, Conditions and Restrictions for Chocolate Homes at Westgate was recorded in the Salt Lake County Recorder's Office on June 1, 2016 as Entry No. 12291652 (the "Declaration").
- B. Chocolate Holdings, LLC executed a Declaration of Supplement to include additional land to the Declaration resulting in Lots 142 through 181 now being bound by the Declaration. This "supplemental declaration" was recorded on September 11, 2018 as Entry No. 12846504.
- C. Consistent with Utah Code Ann. Title 16, Chapter 6a, Section 707, action without a meeting was initiated and written consents to amend the Declaration were obtained from the members.
- E. Pursuant to Utah Code Title 57, Chapter 8a, Section 228, the Utah Nonprofit Corporations Act (Title 16, Chapter 6a) has priority over the above-mentioned Declaration.
- F. This amendment shall be binding against all lots which are part of the Declaration as set forth on the attached Exhibit A.
- G. The Association membership desires to amend the Declaration revoking all rental restrictions.
- H. The undersigned hereby certifies that, pursuant to Article 12 of the Declaration and Utah's Nonprofit Corporations Act, all of the requirements to amend the Declaration have been satisfied and that the approval and consent of a majority of all voting members has been obtained to adopt this amendment

NOW, THEREFORE,

ARTICLE 7, SECTION 7.13 IS HEREBY DELETED IN ITS ENTIRETY AND REPLACED AS FOLLOWS:

**EXHIBIT A
(Legal Description)**

All Lots and Common Area, WESTGATE ACLAIME AT INDEPENDENCE SUBDIVISION 1ST AMENDED, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 33113791660000 through 33113791850000

Lots 162 through 181, WESTGATE ACLAIME AT INDEPENDENCE, according to the official plat thereof recorded in the records of the Salt Lake County Recorder.

Parcel Numbers: 33113791190000 through 33113791390000

7.13 Leases.

Rental and leases are permitted. All rentals and leases shall be in writing and shall provide that the terms of the rental or lease shall be subject in all respects to the provisions of the Governing Documents. Any failure by the lessee to comply with the terms of such documents shall be a default under the Lease.

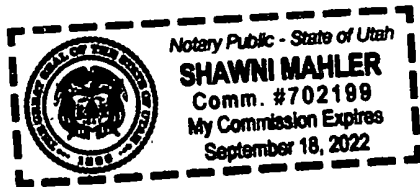
[END OF AMENDMENT]

IN WITNESS WHEREOF, Jordan Maddocks has executed this Amendment to the Declaration as of the 6 day of June January, 2020.

Sign: [Signature]
Print Name: Jordan Maddocks
Title: _____

State of Utah)
 :SS
County of Salt Lake)

Subscribed and sworn to before me on the 6 day of January, 2020, by
Jordan Maddocks



[Signature]
Notary Public