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WHEN RECORDED RETURN TO:

Monarch Village, LLC
14034 S. 145 E. Suite 204
Draper, UT 84020

13626593
04/09/2021 10:19 AM \$458.00
Book - 11153 Pg - 6684-6687
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MONARCH VILLAGE
14034 S. 145 E. , #204
DRAPER UT 84020
BY: ADA, DEPUTY - WI 4 P.

**AMENDMENT TO THE
JOINT USE, COST ALLOCATION, AND EASEMENT AGREEMENT**

This Amendment to the Joint Use, Cost Allocation, and Easement Agreement (the "**Amendment**") is executed and adopted by the undersigned owners of property within Phases 1 through 3 of the Haven Dell subdivision and the homeowners association of Phases 4 and 5 of The Grove subdivision, as listed in the signature blocks below, and shall be effective as of the date it is recorded in the Salt Lake County Recorder's Office.

RECITALS

A. The *Joint Use, Cost Allocation, and Easement Agreement* was recorded on February 12, 2020 as Entry No. 13191863 in the office of the Salt Lake County Recorder (hereinafter the "**Joint Use Agreement**").

B. This Amendment affects the real property located in Salt Lake County, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

C. The undersigned parties desire to amend the Joint Use Agreement to provide some limited exceptions to Lots subject to mortgages insured or held by the US Department of Housing and Urban Development.

D. Pursuant to Section 14 of the Joint Use Agreement, the undersigned hereby certifies that this Amendment is executed by the required percentage of Allocable Shares of the Lot Owners in accordance with the conditions set forth therein.

NOW, THEREFORE, in consideration of the foregoing Recitals, the undersigned hereby execute this Amendment, which shall be effective as of its recording date with the Salt Lake County Recorder's office.

(1) Amendment No. 1. The following sentence shall be added to the end of Section 5 as follows:

"The lien arising by way of this Agreement for failure to pay Common Expenses shall be subject to, and subordinate to, a first or second security interest on the Lot secured by a recorded mortgage or trust deed."

(2) Amendment No. 2. The following sentence shall be added to the end of Section 6 as follows:

IN WITNESS WHEREOF, the Declarant on behalf of The Grove at Haven Dell Owners Association and its members consents to the terms, restrictions and obligations of this Amendment this 8 day of April, 2021.

MONARCH VILLAGE, LLC
a Utah limited liability company

By: [Signature]

Name: Bryan Flamm

Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 8 day of April, 2021, personally appeared before me Bryan Flamm, who by me being duly sworn, did say that she/he is an authorized representative of Monarch Village, LLC which is the Declarant of The Grove at Haven Dell Owners Association, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]



IN WITNESS WHEREOF, Lennar Homes of Utah, Inc., as the owner of Lots within The Grove planned unit development consents to the terms, restrictions and obligations of this Amendment this 8 day of April, 2021.

LENNAR HOMES OF UTAH, INC.
a Utah corporation

By: Lennar Utah

Name: Mike Gillett

Title: VP operations

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 8 day of April, 2021, personally appeared before me Michael Gillett, who by me being duly sworn, did say that she/he is an authorized representative of Lennar Homes of Utah, Inc., and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]



EXHIBIT A
[Legal Descriptions]

All of **HAVEN DELL - PHASE 1 P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13133144, Plat Book 2019P, at Page 323.

Including Buildings 101 through 106 and Common Area

Parcel Numbers: **33083770760000** through **33083770800000**,
 330846100100000 and **330846100200000**

All of **HAVEN DELL - PHASE 2A P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13191859, Plat Book 2020P, at Page 026.

Including Buildings 201 through 206 and Common Area

Parcel Numbers: **33084610030000** through **33084610070000**
 33083771570000 and **33083771580000**

All of **HAVEN DELL - PHASE 2B P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13191861, Plat Book 2020P, at Page 027.

Including Buildings 207 through 210 and Common Area

Parcel Numbers: **33083771590000** through **33083771610000**
 33084610080000 and **33084610090000**

All of **HAVEN DELL - PHASE 3 P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13125474, Plat Book 2019P, at Page 311.

Parcel Number: **33083770120000**

All of **THE GROVE - PHASE 4 P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13133092, Plat Book 2019P, at Page 322.

Including Units 401 through 460 and Common Area

Parcel Numbers: **33083770140000** through **33083770740000**

All of **THE GROVE - PHASE 5 P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13179847, Plat Book 2020P, at Page 019.

Including Units 501 through 574 and Common Area

Parcel Numbers: **33083770810000** through **33083771550000**