

**FIRST AMENDMENT
TO THE
AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
CANYON PLACE
PLANNED UNIT DEVELOPMENT**

This first amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Canyon Place Planned Unit Development (the “**First Amendment**”) is made by the Canyon Place Home Owners Association (the “**Association**”).

RECITALS

- A. The Association is the homeowners association for the Canyon Place Planned Unit Development located in Salt Lake County, Utah (the “**Subdivision**”).
- B. The Declaration of Covenants, Conditions, and Restrictions of Canyon Place Planned Unit Development – Part I was recorded on September 28, 1976 with the Salt Lake County Recorder’s Office as Entry No. 2860668 (the “**Enabling Declaration**”).
- C. The Declaration of Covenants, Conditions, and Restrictions of Canyon Place Planned Unit Development – Part II was recorded on October 6, 1976 with the Salt Lake County Recorder’s Office as Entry No. 2863566 (the “**Part II Declaration**”).
- D. The Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Canyon Place Planned Unit Development was recorded on June 29, 2017 with the Salt Lake County Recorder’s Office as Entry No. 12566319, superseding and replacing the Enabling Declaration and the Part II Declaration.
- E. The Amended & Restated Declaration of Covenants, Conditions & Restrictions for Canyon Place Planned Unit Development in Salt Lake County, Utah WAS RECORDED ON April 6, 2023 with the Salt Lake County Recorder’s Officers as Entry No. 14090813 (the “**Amended Declaration**”).
- F. Pursuant to § 19.7 of the Amended Declaration, the Association has obtained the approval of Owners representing at least sixty-seven percent (67%) of the total votes of the Association for the adoption of this First Amendment.

NOW, THEREFORE, pursuant to the foregoing, the Association adopts this First Amendment subject to the terms and conditions set forth below.

AMENDMENT

1. **Definitions.** All capitalized terms herein shall have the same meaning as in the Amended Declaration.

2. **Amendment.** Section 5.4 of the Amended Declaration is amended by the addition of the following language:

5.4.1 Each Owner, at such Owner's sole cost and expense, shall be responsible for bringing such Owner's Unit into compliance with the Design Guideline for Exterior Appearance of Canyon Place Residences (attached hereto as Exhibit B). Each Owner, at such Owner's sole cost and expense, shall be responsible for ensuring such Owner's Unit remains in compliance with the Design Guideline for Exterior Appearance of Canyon Place Residences.

(a) The Design Guideline for Exterior Appearance of Canyon Place Residences is adopted as Rules.

3. **Remaining Provisions.** All remaining provisions of the Amended Declaration not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Amended Declaration or any prior amendments, the provisions of this document shall in all respects govern and control.

4. **Effective Date.** This First Amendment is effective when recorded.

(signature page follows)

IN WITNESS WHEREOF, the undersigned officer of the Association hereby certifies that the Board of Directors has obtained the affirmative vote of the Owners holding at least sixty-seven percent (67%) of the total voting interest of the Association and consistent with the requirements of the Amended Declaration and the Utah Community Association Act.

CANYON PLACE HOME OWNERS ASSOCIATION

By: Eric A. Belec

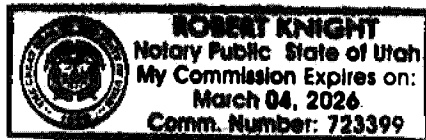
Name: Eric A. Belec

Its: HOA Board President

STATE OF UTAH)
) ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 19 day of July, 2023, by _____
Eric Belec, who by me being duly sworn, did say that he/she is the _____
of the Canyon Place Home Owners Association.



[Signature]
Notary Public

IN WITNESS WHEREOF, the undersigned officer of the Association hereby certifies that the Board of Directors has obtained the affirmative vote of the Owners holding at least sixty-seven percent (67%) of the total voting interest of the Association and consistent with the requirements of the Amended Declaration and the Utah Community Association Act.

CANYON PLACE HOME OWNERS ASSOCIATION

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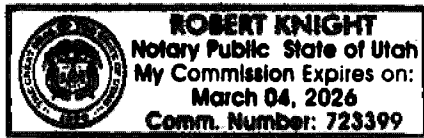
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