

186759-CPI

WHEN RECORDED RETURN TO:

Richmond American Homes of Utah, Inc.
10150 S Centennial Parkway, Suite 110
Sandy, Utah 84070
Tax ID Number(s): See Exhibit A

14364933 B: 11560 P: 4058 Total Pages: 4
03/31/2025 03:33 PM By: asteffensen Fees: \$240.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

**THIRD AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
TETON RANCH**

This THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TETON RANCH ("Third Amendment") is made and executed by the Declarant, Teton Ranch, LLC (the "Declarant"), on the date set forth below and shall be effective upon recording in the Office of the Salt Lake County Recorder.

RECITALS

- A. The Declaration of Covenants, Conditions, and Restrictions, for Teton Ranch was recorded in the Salt Lake County Recorder's Office on June 4, 2021 as Entry No. 13683022 (the "Declaration").
- B. The First Amendment to the Declaration of Covenants, Conditions, and Restrictions, for Teton Ranch was recorded in the Salt Lake County Recorder's Office on May 12, 2022 as Entry No. 13951452.
- C. The Second Amendment to the Declaration of Covenants, Conditions, and Restrictions, for Teton Ranch was recorded in the Salt Lake County Recorder's Office on November 7, 2023 as Entry No. 14172532.
- D. This Third Amendment affects the real property situated in Herriman City, Salt Lake County, Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this Amendment by reference (the "Property") and shall be binding on all parties having or acquiring any right, title, or interest to the Property or any part thereof.
- E. Pursuant to Section 13.3 of the Declaration, the Declarant has the right to unilaterally amend the Declaration and execute this Third Amendment.
- F. Unless specifically modified herein, all remaining provisions of the Declaration shall remain in full force and effect.
- G. In case of any conflict between the terms of this Third Amendment and the terms of the Declaration, the provisions of this Third Amendment shall control.
- H. Unless otherwise provided in this Third Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

THIRD AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. Article XII (Right of Entry) is hereby deleted in its entirety and shall be replaced with the following:

ARTICLE XII. RIGHT OF ENTRY

12.1 The Declarant shall have the right upon reasonable notice of at least forty-eight (48) hours to enter upon any Lot on the areas located outside the exterior boundaries of a Residence, without trespass, and regardless of whether or not the Lot Owner or Occupant thereof is present at the time, to abate any infractions, to fulfill its responsibilities, to exercise its rights, to make repairs or correct any violation of any provision of the Declaration, and in connection therewith shall have the further right to assess all costs incurred against the Owner. The notice set forth in this Section shall not be necessary in case of an emergency threatening other Residences, Occupants, or other parts of the Project. Nothing in this Section shall be construed to authorize the entry of the Declarant into the interior of a Residence without the consent of the Owner unless there is an emergency threatening another Residence or the Occupants of another Residence.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Declarant has executed this Third Amendment to the Declaration of Covenants, Conditions, and Restrictions for Teton Ranch this 28TH day of MARCH, 2025.

Teton Ranch, LLC
A Utah Limited Liability Company

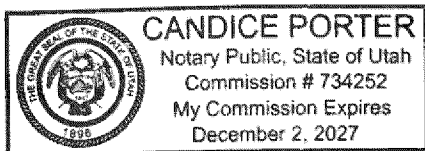
Signature: [Signature]

Name: Ryan Button

Title: AUTHORIZED REPRESENTATIVE

State of Utah)
County of Salt Lake) ss.

On the 28 day of March 2025, Ryan Button [Name] personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Teton Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Notary Public [Signature]

EXHIBIT A
Legal Description and Parcel Numbers

Lots 101-132 as shown on the Teton Ranch Phase 1 Subdivision Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 26:26:326:011:0000
26:26:327:001:0000 through 26:26:327:004:0000
26:26:328:001:0000 through 26:26:328:007:0000
26:26:329:001:0000 through 26:26:329:010:0000
26:26:376:014:0000 through 26:26:376:019:0000
26:26:408:001:0000 through 26:26:408:003:0000
26:26:408:005:0000

Lots 201-220 as shown on the Teton Ranch Phase 2A Subdivision Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 26:26:329:011:0000 through 26:26:329:016:0000
26:26:330:002:0000 through 26:26:330:010:0000
26:26:409:002:0000 through 26:26:409:006:0000

Lots 221-235 as shown on the Teton Ranch Phase 2B Subdivision Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 26:26:326:016:0000 through 26:26:326:021:0000
26:26:328:008:0000 through 26:26:328:012:0000
26:26:376:020:0000 through 26:26:376:023:0000

Lots 301-343 as shown on the Teton Ranch Phase 3 Subdivision Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 26:26:301:015:0000
26:26:302:001:0000 through 26:26:302:006:0000
26:26:303:001:0000
26:26:304:001:0000 through 26:26:304:008:0000
26:26:326:023:0000 through 26:26:326:029:0000
26:26:328:013:0000 through 26:26:328:021:0000
26:26:331:001:0000 through 26:26:331:008:0000
26:26:376:027:0000 through 26:26:376:029:0000

(110 Total Parcels)