

Ent **146211** Bk **347** Pg **452**
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BRENDA NELSON, Recorder
MORGAN COUNTY
For: RIDGES INC HOA

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR
THAT PART OF THE FIRST AMENDED DECLARATION
OF
THE RIDGES, INC. HOMEOWNERS ASSOCIATION**

**RECORDED ON FEBRUARY 2, 2016
ENTRY No. 137295, BOOK 325, PAGE 22**

**SECOND AMMENDMENT
RECORDED ON DEC 28, 2017
ENTRY No. 143632, BOOK 341, PAGE 12**

RECITALS:

These standards for accessory building(s) allow reasonable flexibility to members who wish to construct or modify an accessory building, while ensuring the structure is in harmony with a members dwelling within the development, as required by the Development's Governing Declaration.

These architectural standard are effective immediately for construction or modification of accessory buildings within the Ridges, and supersedes all previous accessory building standards, and shall govern all conflicts, if any, within the Amended Declaration filed on November 6, 2017, the Amended Declaration filed on February 2, 2016 or the original Declaration filed on October 6, 2004.

The Ridges Inc. Architectural Standards for Accessory Building: 1-5

1. Maximum square footage of any accessory building must be less than or equal to 60% of main floor of the member's dwelling including garage or 70% of main floor excluding garage , excluding any lean structure attached to the building. Two leans are allowed on non-prominent exposures of the building, maximum of ten feet wide on a side location and 15 foot long on the rear of the building. Building must be a single story structure with a maximum eave height of 14' from ground to the eave.

2. External materials must consist of a minimum of a 3 foot wainscoting of masonry materials (cultured stone, natural rock, or brick) matching the dwelling on the lot, applied to all sides of the accessory building visible from common areas and/or visible from another member's lot.
(Per CCR 7.01 'O', aluminum and vinyl materials may only be used for soffit and fascia, and steel siding may be used if approved by the design committee.)

3. Building(s) must be of a similar design and color as the dwelling located on the member's lot.

4. Accessory buildings shall be located in a non-prominent location and oriented on the lot to reduce visibility of the accessory building from the development's roadways, as much as possible. All buildings must be constructed within approved building envelope; however, the member may seek and may be granted a site variance from the Design Committee and the Board to comply with this standard as necessary. (See paragraph 8.5 in HOA Declaration)

7.(d) Each Residential Lot and all improvements located thereon shall be maintained by the Owner thereof in good condition and repair, and in such manner as not to create a fire hazard, all at the Owner's expense. All walls and fences on common boundary line or corners separating two or more Residential Lots shall be maintained jointly in equal shares by the owners of the Residential Lots abutting such fence or wall, provided that each Owner shall be responsible for painting the side of any party wall or fence facing his Residential Lot. No fence or wall in the nature of a fence shall be constructed of any material other than wood unless a variance from this requirement shall be granted by the Design Committee and the Board as provided in section 7.gg and 8.06.

8.5 Variance Procedure

If plans and specifications submitted to the Design Committee are not in conformity with applicable architectural standards, the party or parties making such submission may submit a request for variance to the designated lead of the Design Committee and the Board and Design Committee shall make a written decision of approval or disapproval on the requested variance based on a majority vote of the combined bodies.

Pages in this document: 4 (four).

THE RIDGES HOME OWNERS ASSOCIATION

John Barber

President, John Barber

Jerry Parrish

Vice President, Jerry Parrish

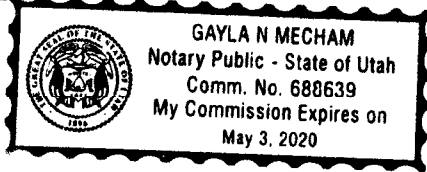
Laura Lee Hartley

Treasurer, Laura Lee Hartley

Jolyn Ure

Secretary, Jolyn Ure

Notarize here



State of Utah)
County of Morgan)
On this 30 day of October in the year 2018, before me
personally appeared John Barber - Jerry Parrish Laura Lee Hartley Jolyn Ure
who is/are personally known to me or has/have proved on
the basis of satisfactory evidence to be the person(s)
whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she/they) executed the same. Witness
my hand and official seal.
Notary Public Gayla N Mecham

EXHIBIT" A"

Legal Description

**Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of
The Ridges P.R.U.D. according to the official plat there of on file and of
record in the office of the Morgan County Recorder.**

**Parcel NO: 00-0070-2664
00-0070-2747
00-0070-2826
00-0070-2909
00-0070-3088
00-0070-3166
00-0070-3240
00-0070-3323
00-0070-3402
00-0070-3575
00-0070-3654
00-0070-3737
00-0070-3816
00-0070-3999
00-0070-4078
00-0070-4151
00-0070-4230**

**All of Lots 1, 2, and 3 Ridge View Estates, according to the official plat
thereof as recorded in the office of the Morgan County Recorder, State
of Utah.**

**00-0084-0850
00-0084-0851
00-0084-0852**

CONTINUED



Lots 1, 2, and 3 of Section 18, Township 4 North, Range 2 East, Salt Lake Base and Meridian.

00-0001-6483

00-0001-6491

00-0001-6475

The South Half of the Southeast Quarter of Section 18, Township 4 North, Range 2 East, Salt Lake Base and Meridian.

00-0001-6475

The North Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the Southwest quarter of the Northeast Quarter of Section 19, Township 4 North, Range 2 East, Salt Lake Base and Meridian.

00-0001-6566

00-0001-6558

The Southeast quarter of the Southwest Quarter and Lot 4, Section 18, Township 4 North, Range 2 East, Salt Lake Base and meridian.

00-0001-6491