

LEGACY HILLS MAINTENANCE AGREEMENT AND COVENANTS

AMMENDED DECEMBER 31, 2020 LEGACY HILLS LLC

Legacy Hills, LLC (Declarants) solely owns the private lane and private drive (as shown on plat) in Legacy Hills subdivision from Morgan Valley Drive to the south west corner of lots 2 & 3. All lot owners in Legacy Hills subdivision and Legacy Hills, LLC (Declarants) will share equally in the maintenance costs of the private lane, gate, entry area, storm water ditches and drainage easements and the storm water detention pond located on lot 1. Any lot owners who use the private drive past the cul-de-sac will share in maintenance costs with Legacy Hills, LLC (Declarants). Declarants will send an equally divided invoice to each lot owner for the maintenance expenses. Invoices will be due and payable 15 days after invoices are sent. Declarants will share in the costs above as long as they own property which access the private lane and private drive.

Declarants gives no more than 2 access points for each lot on the private lane or drive. There shall not be more than 1 residence on each lot in Legacy Hills subdivision. When declarants decide to pave the private lane all lot owners and declarants will share equally in the costs of paving the private lane. Also, when declarants decide to pave the private drive past the cul-de-sac, all lot owners who use the private drive will share equally with the declarants the costs of the paving the private drive.

Each lot owner will maintain their lots to keep them free of clutter as to maintain the values and aesthetics of Legacy Hills Subdivision. All lots will use the same continuous metal fencing along road boundaries.

If or when declarants develops their additional property to the southwest and any other adjacent property and uses his private lane and drive, all new lot owners will share equally in the maintenance costs described in the first paragraph.

If declarants deems it desirable to amend this agreement to more accurately express the intent of then existing circumstances or information they may do so at anytime.

Declarants may sell or transfer their rights or interests to their properties or adjoining properties or to this agreement. Declarant may in the future deed the private lane and private drive to the lot owners of lots 1,2 and 3, or to all owners who use the private lane and private drive.

Any persons, entities or trusts who purchases a lot in Legacy Hills Subdivision or any other adjacent properties who use the private lane and private drive do hereby agree to follow this amended agreement and covenants.

Parcel Number 00-0001-6269, Serial Number 01-004-242

Attest:

Brent V. Anderson
BRENT V ANDERSON

Hollie K Anderson
HOLLIE K ANDERSON

STATE OF UTAH)
SS;
COUNTY OF Morgan)

On the 31st day of December 2020, personally appeared before me Brent V Anderson and Hollie K Anderson, Members of Legacy Hills, LLC who being duly sworn and acknowledged to me that said executed the same.

Jenny MacArthur
Notary Public

My Commission Expires: 10-04-2022

