

**AMENDMENT TO THE DECLARATION OF  
PROTECTIVE COVENANTS FOR  
Quail Hollow Phase Two**

This Amendment to the Declaration of Protective Covenants for Quail Hollow Phase Two (hereinafter "Amendment") is entered into this 26 day of October, 2022, by Quail Ridge Homeowners Association.

Whereas Quail Ridge Homeowners Association is the owner of the following described property:

All of Units 201 through 232 Quail Hollow Phase Two – 1<sup>st</sup> Amendment, according to the official plat thereof, recorded in the office of the County Recorder of Morgan County, Utah along with all property within the attached (See Exhibit A) Legal Description, (collectively the "Project"). Parcel numbers 00-0088-2351 – 00-0088-2383.

It is the desire of the Quail Ridge Homeowners Association to place certain restrictions on the above Property to ensure uniform development therein and to enhance the future value thereof.

Therefore, this document shall serve as notice that the above Property is subject to the same protective covenants that were recorded against the lots and associated common areas contained in Quail Hollow Phase One. Said covenants are found of record as Entry No. 092137, in Book 193, at Page 0373 of official records recorded May 14, 2003 in the Morgan County Recorder's Office, and the Declaration of Protective Covenants for Quail Hollow Phase Two are found of record as Entry No. 154788, in Book 372, at Page 764 of official records recorded December 30, 2020 in the Morgan County Recorder's

*Office. Also, the Second Amendment Supplement to the Amended, restated Declaration of Covenants, Conditions and Restrictions of Quail Ridge PRUD dated 8-3-21, Entry 157826 Book 381 and Page 19.*


**QUAIL RIDGE HOMEOWNERS  
ASSOCIATION**

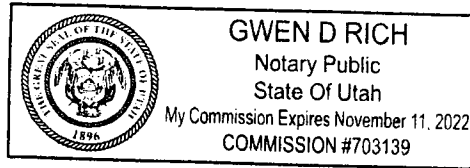
  
By: BRENT WARR  
Title: President

ACKNOWLEDGEMENT

STATE OF UTAH )  
: ss.  
COUNTY OF MORGAN )

On the 26 day of October, 2022 Brent Warr personally appeared before me, the undersigned Notary Public, in and for said County of Morgan, in the State of Utah, who other being duly sworn acknowledged to me that he is the President of Quail Ridge Homeowners Association, and that he signed the AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR QUAIL HOLLOW PHASE TWO, and voluntarily for and in behalf of said entity for the purposes therein mentioned and acknowledged to me that said entity executed the same.

  
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NOTARY PUBLIC



## EXHIBIT A

## LEGAL DESCRIPTION

BEGINNING AT THE NORTHWESTERLY CORNER OF QUAIL HOLLOW PHASE ONE, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE AS ENTRY #89494, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF GREAT VIEW DRIVE (900 EAST), A STREET DEDICATED ON THE FINAL PLAT OF MAHOGANY RIDGE SUBDIVISION PHASE 3, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE AS ENTRY #105484, (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 4°45'21" WEST 1099.49 FEET MEASURED BETWEEN CENTERLINE MONUMENTS IN MAHOGANY RIDGE ROAD (825 NORTH) LOCATED AT GREAT VIEW DRIVE (900 EAST) AND EAGLE VIEW DRIVE (1100 EAST)), SAID POINT OF BEGINNING BEING LOCATED SOUTH 00°49'09" EAST ALONG MEASURED SECTION LINE 1359.71 FEET AND WEST 329.26 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID QUAIL HOLLOW PHASE ONE WHEN ROTATED TO SECTION LINE THE FOLLOWING (9) COURSES: (1) SOUTH 19°29'23" WEST 85.90 FEET, (2) SOUTH 35°59'36" WEST 51.45 FEET, (3) SOUTH 20°00'28" WEST 87.36 FEET, (4) SOUTH 21°22'18" WEST 101.55 FEET, (5) SOUTH 21°28'21" WEST 115.45 FEET, (6) SOUTH 13°38'08" EAST 18.75 FEET, (7) 71.71 FEET ALONG THE ARC OF A 191.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°27'17" (CHORD BEARS SOUTH 00°06'50" WEST 71.29 FEET, (8) SOUTH 62°09'40" WEST 52.59 FEET, AND (9) SOUTH 28°25'09" WEST 49.79 FEET TO THE PROLONGATION OF AN EXISTING WOOD FENCE; THENCE WESTERLY TO AN ALONG AN EXISTING WOOD FENCE THE FOLLOWING (3) CALLS: (1) NORTH 56°44' 23" WEST 77.74 FEET, (2) NORTH 58°59'01" WEST 20.62 FEET, AND (3) SOUTH 51°50'03" WEST 11.10 FEET TO THE NORTHERLY LINE OF THE FRANCIS PROPERTY DESCRIBED IN MORGAN COUNTY ENTRY #150262; THENCE NORTH 59°07'23" WEST ALONG THE NORTHERLY LINE OF SAID PROPERTY 54.79 FEET; THENCE SOUTH 35°51'04" WEST ALONG THE WESTERLY LINE OF SAID PROPERTY 115.00 FEET (SOUTH 35°50'00" WEST BY RECORD) TO THE NORTHERLY LINE OF THE STATE ROAD (700 EAST) AS DESCRIBED IN MORGAN COUNTY ENTRY #152005; THENCE NORTH 56°14'09" WEST ALONG THE SOUTHERLY LINE OF SAID DEED AND THE NORTHERLY LINE OF SAID ROAD 9.69 FEET; THENCE NORTH 33°45' 51" EAST 7.49 FEET TO THE SOUTHEASTERLY CORNER OF SAID MAHOGANY RIDGE SUBDIVISION PHASE 3, ROTATED TO MEASURED SECTION LINE; THENCE NORTHEASTERLY ALONG THE BOUNDARY OF SAID PHASE 3 AND THE EASTERLY LINE OF SAID GREAT VIEW DRIVE THE FOLLOWING (10) COURSES: (1) 24.96 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°19'21" (CHORD BEARS NORTH 11°03'55" WEST 22.18 FEET), (2) NORTH 36°35'45" EAST 9.12 FEET, (3) 23.44 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°11'26" (CHORD BEARS NORTH 42°11'25" EAST 23.40 FEET), (4) 224.19 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 71°21'46" (CHORD BEARS NORTH 12°06'14" EAST 209.98 FEET), (5) 100.93 FEET ALONG THE ARC OF A 214.83 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°55'02" (CHORD BEARS NORTH 18°36'00" WEST 100.00 FEET), (6) 27.12 FEET ALONG THE ARC OF A 130.23 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°55'58" (CHORD BEARS NORTH 14°45'52" EAST 27.07 FEET), (7) NORTH 20°43'51" EAST 129.93 FEET, (8) 155.31 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE

OF 68°27'00" (CHORD BEARS NORTH 54°57'21" EAST 146.24 FEET), (9) NORTH 89°10' 51" EAST 141.90 FEET, AND (10) SOUTH 85°06'31" EAST 100.48 FEET TO THE POINT OF BEGINNING. CONTAINING 147,462 SQ.FT. (3.39 ACRES)