

Amended Restrictive Covenants Page 1 of 3  
Russell Shirts Washington County Recorder  
10/03/2014 12:21:01 PM Fee \$18.00 By JACK  
FISHER

After Recording Return To:

RICHARDS, KIMBLE & WINN, PC  
2040 Murray Holladay Rd., Suite 106  
Salt Lake City, UT 84117

**AMENDMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
CORAL RIDGE  
A PLANNED UNIT DEVELOPMENT**

A. Certain real property in Washington County, Utah, known as Coral Ridge was subjected to certain covenants, conditions and restrictions pursuant to an Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded September 14, 2007, as Entry No. 20070045934 in the Recorder's Office for Washington County, Utah (the "Declaration").

B. This amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto, described as follows:

All Lots (1A through 24C), 27 lots total, CORAL RIDGE TOWNHOMES AND  
1 subdivision

Parcel Numbers: W-CORH-1-1A-CC through W-CORH-1-24C-CC

All Lots (4A through 27D), 38 lots total, CORAL RIDGE TOWNHOMES 2  
subdivision

Parcel Numbers: W-CORH-2-4A-CC through W-CORH-2-27D-CC

All Lots (11A through 33F), 40 lots total, CORAL RIDGE TOWNHOMES  
PHASE 3-A subdivision

Parcel Numbers: W-CORH-3-A-11A-CC through W-CORH-3-A-33F-CC

All Lots (12A through 40B), 30 lots total, CORAL RIDGE TOWNHOMES  
PHASE 3-B subdivision

Parcel Numbers: W-CORH-3-B-12A-CC through W-CORH-3-B-40B-CC

All Lots (16A through 38E), 36 lots total, CORAL RIDGE TOWNHOMES  
PHASE 3-C subdivision

Parcel Numbers: W-CORH-3-C-16A-CC through W-CORH-3-C-38E-CC

All as according to the official plats thereof as recorded in the office of the  
Washington County Recorder.

C. Whereas, the Declaration grants the Declarant the authority to amend the Declaration unilaterally for certain limited things. Article XII, Section 3, states "Notwithstanding anything herein contained to the contrary, until all of the Lots in the Development have been sold to purchasers, including any planned additions to the project, Declarant shall have, and is hereby

vested with the right to unilaterally amend this Declaration as may be reasonably necessary or desirable, as set forth in Article XI, paragraph 3.”

D. Whereas, Article XI, paragraph 3 of the Declaration states that the Declarant’s right to amend expires when “all portions of the Phase II Land are included in the Development, or until the right to enlarge the Development through the addition of tracts or subdivisions terminates, whichever event first occurs.”

E. Whereas, the Declarant deems it necessary to amend the Declaration to more accurately express the intent of the above provisions of the Declaration, as authorized by Article XI Section 3(ii).

F. Pursuant to Article XII, Section 3(b) and Article XI, Section 3 of the Declaration, the undersigned hereby certifies that all of the requirements to amend the Declaration have been satisfied to adopt this Amendment.

**NOW, THEREFORE**, the Declarant hereby amends **Article XI, Section 3** of the Declaration to read as follows:

**3. Declarant’s Right to Amend.**

(a) Until all of the Lots in the Development have been sold to purchasers, including any planned additions to the project, Declarant shall have, and is hereby vested with the right to unilaterally amend this Declaration as may be reasonably necessary or desirable for the purposes stated in subsection (c) below.

(b) Until all portions of the Phase II Land are included in the Development, or until the right to enlarge the Development through the addition of tracts or subdivisions terminates, whichever event first occurs, Declarant shall have, and is hereby vested with the right to unilaterally amend the Plat as may be reasonably necessary or desirable for the purposes stated in subsection (c) below.

(c) The Declarant may amend the Declaration or Plat pursuant to subsections (a) and (b) as may be reasonably necessary or desirable:

(i) to adjust the boundaries of the Lots, including adding or deleting common areas (by filing an appropriate amended Plat) to accommodate design changes or changes in type of units or adjustment to lot configuration;

(ii) to more accurately express the intent of any provisions of the Declaration in the light of then-existing circumstances or information;

(iii) to better insure, in light of the existing circumstances or information, workability of the arrangement which is contemplated by the Declaration;

(iv) to facilitate the practical, technical, administrative or functional integration of any additional tract or subdivision into the Development; or

