

WHEN RECORDED RETURN TO:
Sage Community Management
3688 E. Campus Dr.
Eagle Mountain, UT 84005

ENT 20459:2016 PG 1 of 3
Jeffery Smith
Utah County Recorder
2016 Mar 11 11:36 AM FEE 14.00 BY MG
RECORDED FOR Miller Harrison LLC
ELECTRONICALLY RECORDED

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM AND
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
JORDAN RIDGE CONDOMINIUMS**

This First Amendment to the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Jordan Ridge Condominiums (hereinafter the "Declaration") is made and executed by the Board of the Association with the necessary approval of the members of Jordan Ridge Condominium Owners Association, Inc., a Utah Nonprofit Corporation (hereinafter the "Association"). The contents of this First Amendment to the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Jordan Ridge Condominiums shall take effect upon recording in the office of the County Recorder of Utah County, Utah.

RECITALS

WHEREAS, the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Jordan Ridge Condominiums, recorded on May 6, 2011 as Entry No. 34401:2011, in the offices of the Utah County Recorder.

WHEREAS, Article 16, Section 16.2(i) of Declaration authorizes the Declarant to unilaterally amend the Declaration to comply with applicable law or to correct any error or inconsistency of the Declaration and if such amendment does not adversely affect the rights of any Owner or Lender.

WHEREAS, the amendments do not adversely affect the rights of any Owner or Lender but rather clarify present ambiguity as to the meaning of Working Capital Fund.

WHEREAS, Goldsworth Real Estate, Inc., is the Declarant of the Association.

NOW THEREFORE, the Association is making the following additions and amendments, which have been approved by the Declarant as required by Article 16, Section 16.2(i) to comply with applicable law or to correct any error or inconsistency of the Declaration.

AMENDMENT ONE

NOW THEREFORE, Article 5, Section 5.10 of the Declaration is amended in its entirety to now read as follows:

5.10 Working Capital Fund/Reinvestment Fee. Declarant shall establish a working capital fund to meet unforeseen expenditures or to purchase any additional equipment or services needed for the operation of the Condominium. The initial amount of the working capital fund/reinvestment fee shall be no less than two months of the current Assessment amount as described in Section 6.3 of the Declaration or such other amount to be determined by the Board from time to time. The Association will collect from the new Unit Owner these charges each time legal title to a Unit passes from one Person (owner) to another, within thirty (30) days after the effective date of such title transaction, any amounts collected and paid into this fund shall not be considered advance payments of Assessments and will be deposited into the operating account of the Association. This fund cannot be used by the Declarant to defray any of its expenses, reserve contributions or construction costs or to make up any budget deficits. Notwithstanding, the other provisions of the Declaration, this Section shall not apply to a Lender who becomes an Owner by a foreclosure proceeding.

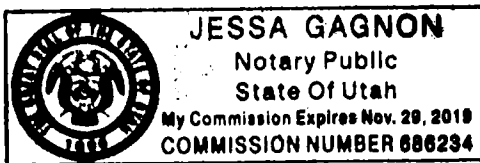
EXECUTED by the Declarant (below on the day and year first above written).

Goldsworth Real Estate Inc., a Utah corporation

By: [Signature]
Name: Harold Toombs
Title: President

STATE OF UTAH)
) UTAH :SS
COUNTY OF ~~SALT LAKE~~)

On the 2nd day of February personally appeared before me Harold Toombs, who being duly sworn did say that he is the signer of the within and foregoing instrument duly acknowledged to me the he/she executed the same.



[Signature]
NOTARY PUBLIC, Residing at: Utah County

My Commission Expires: November 29, 2019

Exhibit A

Legal Description UNIT 101, JORDAN RIDGE CONDOS, PHASE 1. AREA 0.033 AC.

Serial Number 43:214:0101