



After Recordation return to:

The Lakes at Sleepy Ridge, Inc.
c/o Paul Christensen
5011 Edgewood Drive
Provo Utah 84604

ENT 23526:2011 PG 1 of 7
JEFFERY SMITH
UTAH COUNTY RECORDER
2011 Mar 25 11:03 am FEE 243.00 BY EO
RECORDED FOR PROVO LAND TITLE COMPANY

**AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE LAKES AT SLEEPY RIDGE
PLANNED RESIDENTIAL UNIT DEVELOPMENT**

Pursuant to the provisions of Section 12.2 of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE LAKES AT SLEEPY RIDGE PLANNED UNIT DEVELOPMENT, made the 17th day of March, 2006, by The Lakes at Sleepy Ridge, Inc., and recorded on April 4, 2006 as Entry No. 40252:2006 of the official records of the County Recorder of Utah County, State of Utah, (the "Declaration"), the Declarant within The Lakes at Sleepy Ridge Planned Unit Development, hereby modify the Declaration, as follows:

1. **BACKGROUND.** Section 12.2(b) of the "Declaration" permits the Declarant to modify, repeal, or amend the Declaration. Therefore, the Declarant modifies, repeals, and amends the Declaration as provided herein.
2. **CONSIDERATION.** The Declarant acknowledges the proffer and receipt of good and valuable consideration for this Amendment.
3. **MODIFICATION, REPEAL, and AMENDMENT.** The following sections of the Declaration are modified, repealed, and amended as follows:

7.1 General Restrictions and Requirements.

(l) Living Units on all Residential Lots shall have at a minimum a two (2) car attached garage.

(m) Roof and materials shall be tile or architectural shingles as approved by the Design Review Committee.

(n) DELETED.

(aa) Unless the Design Review Committee determines otherwise, the landscaping of the Residential Lots shall conform to the following standards:

(1) Landscaping shall be completed within 12 months of closing on the property.

(2) A minimum of two (2) trees per quarter acre shall be required.

(dd) DELETED

8.2 Living Unit Requirements. No Living Unit shall be permitted on any Residential Lot wherein the ground floor area of the main structure, exclusive of one story open porches and garages, shall be less than that required by any applicable governmental requirements for the Mixed Use Zone. For the purposes of these covenants, bi-level or split level homes shall be considered as single story homes. The Design Review Committee shall front exterior of any home to include brick, stone, or other masonry; it is desirable that the sides should also have some brick, stone, or other masonry product, of the Living Unit exterior includes such products or combination of products.

8.3 Living Unit Minimum Size. Minimum size shall be as follows:

- (a) Ramblers: 1,400 square feet on the main floor;
- (b) Multi-Level/Two Story: 1,700 square feet above ground.

8.4 Minimum Roof Slope. There shall be a minimum roof slope of five (5) inches in every one (1) foot.

8.8 Design Review Committee Rules and Architectural Standards. The Board may, upon recommendation from the Design Review Committee, adopt and file as a matter of public record reasonable rules related to the efficient review of plans and specifications including requirements as to the number of sets of plans and specifications to be submitted, the fixing of a review or variance request fee shall not exceed Five Hundred Dollars (\$500) per review of variance request, the details to be shown on plans and specifications, and design guidelines consistent with this Declaration and covering such matters as setbacks, height limitations, restrictions on minimum or maximum size and quality of structures.

8.9 Approval Procedure. The Design Review Committee and any subcommittees thereof shall meet from time to time as necessary to perform the duties of the Design Review Committee. The vote or written consent of a majority of the Design Review Committee or any authorized subcommittee shall constitute the act of the Design Review Committee. Any plans and specifications submitted to the Design Review Committee shall be approved or disapproved within fifteen 15 days after receipt by the Design Review Committee. If the Design Review Committee fails to take actions shall be deemed to be approved as submitted.

4. **SCOPE.** All provisions of the Declaration remain in effect except as modified, repealed, or amended by this instrument.

Executed and Verified this 23 day of April, 2010.

Exhibit "A"

The following real property located in Utah County, State of Utah, to-wit:

Parcel 1:

Beginning at a point which is North 89°34'05" East, along the section line, 58.49 feet and South 00°25'55" East, 427.17 feet from the North Quarter Corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base & Meridian; and running thence North 86°59'00" East, 120.35 feet; thence North 89°01'41" East, 142.40 feet; thence South 84°35'56" East, 83.00 feet; thence South 69°34'26" East, 84.23 feet; thence South 55°07'46" East, 84.23 feet; thence South 40°41'07" East, 84.23 feet; thence South 26° 14'27" East, 84.23 feet; thence South 14°48'21" East, 69.25 feet; thence South 13°32'21" East, 268.48 feet; thence South 08°17'01" East, 76.71 feet; thence South 85°29'00" West, 116.59 feet; thence South 03°55'44" East, 8.58 feet; thence South 86°39'32" West, 40.00 feet to a point on a 378.00-foot radius curve to the right; thence along said curve 41.25 feet through a central angle of 06°15'08" (chord bears South 00°12'54" East, 41.23 feet); thence North 87°05'20" West, 117.00 feet; thence North 02°45'36" West, 57.12 feet; thence North 13°32'21" West, 332.49 feet; thence North 58°11'54" West, 45.39 feet; thence South 89°25'50" West, 51.48 feet; thence North 83°14'35" West, 70.58 feet; thence South 89°25'50" West, 77.54 feet; thence South 89°53'27" West, 70.72 feet; thence North 86°28'53" West, 76.48 feet; thence North 79°48'52" West, 70.59 feet; thence North 75°44'55" West, 70.80 feet; thence North 66°58'37" West, 70.90 feet; thence North 60°30'54" West, 36.43 feet; thence South 54°26'05" West, 116.20 feet; thence South 61°51'43" West, 82.52 feet; thence South 68°45'24" West, 70.74 feet; thence South 73°27'21" West, 63.04 feet; thence South 73°44'17" West, 130.00 feet; thence South 68°11'36" West, 70.33 feet; thence South 76°48'32" West, 76.02 feet; thence North 11°16'39" West, 152.01 feet to a point on a 230.00- foot radius curve to the left; thence along said curve 37.69 feet through a central angle of 09°23'19" (chord bears North 74°01'41" East, 37.65 feet); thence North 20°39'59" West, 110.00 feet; thence North 68°06'24" East, 60.01 feet; thence North 06°08'24" West, 180.86 feet; thence North 42°38'46" East, 172.72 feet; thence North 26°24'39" West, 101.68 feet; thence North 00°55'28' East, 83.29 feet; thence North 26°36'04" East, 70.17 feet; thence North 51°09'23" East, 70.17 feet; thence North 73°37'14" East, 58.36 feet; thence South 88°24'25" East, 58.54 feet; thence South 71°52'17" East, 93.05 feet; thence South 51°38'57" East, 93.05 feet; thence South 32°56'28" East, 90.78 feet; thence South 28°51'31" East, 120.00 feet; thence South

31°05'53" East, 58.55 feet; thence South 40°05'00" East, 58.30 feet; thence South 49°25'47" East, 58.30 feet; thence South 58°47'48" East, 58.30 feet; thence South 68°09'50" East, 58.30 feet; thence South 77°31'52" East, 58.30 feet; thence South 75°51'02" East, 35.14 feet to the point of beginning.

Parcel 2:

Beginning at a point which is South 89°45'46" West, along the section line, 683.22 feet and South 00°14'14" East, 9.04 feet from the North Quarter Corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base & Meridian; and running thence South 26°36'04" West, 70.16 feet; thence South 00°55'28" West, 83.29 feet; thence South 26°24'39" East, 101.67 feet; thence South 42°38'46" West, 172.71 feet; thence South 06°08'24" East, 180.86 feet; thence South 68°06'24" West, 60.00 feet; thence South 20°39'59" East, 110.00 feet to a point on a 229.99 foot radius curve; thence 37.69 feet along said curve through a central angle of 09°23'20" (chord bears South 74°01'41" West, 37.64 feet); thence South 11°16'39" East, 152.00 feet; thence South 06°09'04" East, 109.03 feet; thence South 07°04'54" West, 126.16 feet; thence South 31°22'13" West, 115.86 feet; thence South 54°28'31" West, 113.48 feet; thence South 63°10'40" West, 96.41 feet; thence South 54°18'27" West, 79.76 feet; thence South 38°17'22" West, 80.06 feet; thence North 51°16'41" West, 112.86 feet; thence South 16°18'56" West, 107.90 feet; thence South 01°43'36" West, 116.78 feet; thence North 76°56'57" East, 99.28 feet; thence South 10°18'41" East, 84.03 feet; thence South 18°07'58" East, 286.36 feet; thence South 15°35'00" East, 104.94 feet; thence South 37°32'01" West, 81.72 feet; thence South 65°19'12" West, 214.55 feet; thence South 46°57'36" West, 80.56 feet; thence South 36°58'39" West, 103.68 feet; thence South 15°23'03" West, 66.74 feet; thence South 01°04'02" East, 91.34 feet; thence South 22°53'15" West, 110.49 feet; thence South 42°08'44" West, 127.45 feet; thence South 52°39'17" West, 50.28 feet; thence South 82°49'23" West, 62.72 feet; thence North 66°55'14" West, 523.71 feet; thence North 63°51'21" West, 92.33 feet; thence North 75°25'06" West, 83.01 feet; thence North 84°11'47" West, 87.01 feet; thence South 84°27'44" West, 91.14 feet; thence South 74°23'34" West, 196.23 feet; thence North 44°55'58" West, 187.10 feet; thence North 47°03'20" West, 107.33 feet; thence North 26°14'01" West, 109.54 feet; thence North 43°41'19" East, 92.31 feet; thence North 72°41'01" West, 93.42 feet; thence North 29°29'43" West, 296.45 feet; thence North 00°27'41" East, 141.35 feet; thence North 13°13'40" East, 128.02 feet; thence North 34°09'26" East, 81.01 feet; thence North 44°34'01" West, 210.42 feet; thence North 36°30'48" West, 108.21 feet; thence North 31°00'44" West, 114.37 feet; thence

North 07°21'16" West, 116.84 feet; thence North 85°33'50" East, 2260.53 feet; thence North 00°09'54" West, 882.74 feet; thence North 85°46'24" East, 365.78 feet; thence South 04°13'36" East, 93.42 feet to the point of beginning.

Less & Excepting:

Beginning at a point which is South 89°45'46" West, along the section line, 1300.92 feet and South 00° 14'14" East, 1343.83 feet from the North Quarter Corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base & Meridian; and running thence South 23°40'05" West, 52.01 feet; thence South 01°07'25" West, 89.46 feet; thence South 06°38'10" East, 94.44 feet; thence South 78°40'46" West, 103.00 feet; thence North 88°40'29" West, 81.14 feet; thence North 62°52'15" West, 116.90 feet; thence North 83°07'34" West, 226.04 feet; thence South 87°14'32" West, 31.20 feet; thence South 23°42'49" West, 84.04 feet; thence South 22°53'19" East, 70.49 feet; thence South 53°41'39" East, 344.51 feet; thence South 71°49'48" East, 127.01 feet; thence South 28°36'47" West, 86.91 feet; thence South 37°03'37" East, 102.20 feet; thence South 41°28'35" West, 107.05 feet; thence North 55°50'21" West, 98.58 feet; thence South 49°52'04" West, 84.35 feet; thence North 28°37'38" West, 99.94 feet; thence North 63°00'58" West, 66.71 feet; thence South 85°26'48" West, 141.21 feet; thence North 32°24'17" West, 61.74 feet; thence North 52°13'27" West, 72.04 feet; thence North 69°58'58" West, 113.39 feet; thence South 65°59'27" West, 112.97 feet; thence North 43°12'39" West, 100.74 feet; thence North 73°32'49" West, 132.81 feet; thence South 52°08'50" West, 159.19 feet; thence North 50°27'18" West, 58.57 feet; thence North 74°39'50" West, 111.30 feet; thence South 72°56'14" West, 86.96 feet; thence South 44°01'17" West, 80.06 feet; thence North 43°28'00" West, 68.51 feet; thence North 33°26'19" West, 78.40 feet; thence North 26°21'15" West, 73.71 feet; thence North 03°52'33" West, 84.84 feet; thence North 11°09'32" East, 67.84 feet; thence North 18°11'47" East, 67.66 feet; thence North 37°17'46" East, 65.81 feet; thence North 45°50'34" East, 87.06 feet; thence North 50°49'29" East, 273.34 feet; thence North 62°35'49" East, 76.09 feet; thence North 77°40'27" East, 95.66 feet; thence North 82°41'35" East, 187.50 feet; thence North 86°19'06" East, 88.34 feet; thence South 86°15'01" East, 92.51 feet; thence North 84°50'19" East, 92.94 feet; thence North 77°19'33" East, 93.04 feet; thence South 50°48'45" East, 93.34 feet; thence South 85°38'20" East, 100.94 feet; thence North 71°59'22" East, 95.35 feet; thence South 61°27'11" East, 109.07 feet; thence South 77°26'37" East, 138.00 feet; thence South 53°20'40" East, 118.44 feet to the point of beginning.

Parcel 3:

Beginning at a point which is South $00^{\circ}25'55''$ East, 33.00 feet from the North Quarter Corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence South $00^{\circ}48'25''$ East, 364.46 feet; thence South $65^{\circ}08'59''$ East, 26.00 feet; thence East, 175.22 feet; thence South $00^{\circ}34'10''$ East, 122.01 feet; thence North $89^{\circ}25'50''$ East, 70.00 feet; thence North $00^{\circ}34'10''$ West, 121.32 feet; thence East, 94.41 feet; thence South $05^{\circ}17'18''$ West 122.16 feet to a point on a 219.00 foot radius curve to the left; thence 22.39 feet along said curve through a central angle of $05^{\circ}51'28''$ (chord bears North $87^{\circ}38'26''$ West, 22.38 feet); thence South $89^{\circ}25'50''$ West 9.55 feet; thence South $00^{\circ}34'10''$ East 168.80 feet; thence South $89^{\circ}25'50''$ West 31.32 feet; thence North $83^{\circ}14'35''$ West, 70.58 feet; thence South $89^{\circ}25'50''$ West 77.54 feet; thence South $89^{\circ}53'27''$ West 70.72 feet; thence North $86^{\circ}28'53''$ West 76.48 feet; thence North $79^{\circ}48'52''$ West, 70.59 feet; thence North $75^{\circ}44'55''$ West 70.80 feet; thence North $66^{\circ}58'37''$ West, 70.90 feet; thence North $60^{\circ}30'54''$ West 36.43 feet; thence South $54^{\circ}26'05''$ West, 116.20 feet; thence South $61^{\circ}51'43''$ West, 82.52 feet; thence South $68^{\circ}45'24''$ West, 70.74 feet; thence South $73^{\circ}27'21''$ West 63.04 feet; thence South $73^{\circ}44'17''$ West. 130.00 feet; thence South $68^{\circ}11'36''$ West 70.33 feet; thence South $76^{\circ}48'32''$ West, 76.02 feet; thence North $11^{\circ}16'39''$ West, 112.01 feet; thence North $29^{\circ}46'33''$ East 49.40 feet to a point on a 235.00 foot radius curve to the left; thence 5.96 feet along said curve through a central angle of $01^{\circ}27'13''$ (chord bears North $70^{\circ}03'38''$ East, 5.96 feet) thence North $20^{\circ}39'59''$ West 115.00 feet; thence North $68^{\circ}06'24''$ East 60.01 feet; thence North $06^{\circ}08'24''$ West, 180.86 feet; thence North $42^{\circ}38'46''$ East, 172.72 feet; thence North $26^{\circ}24'39''$ West 101.68 feet; thence North $00^{\circ}55'28''$ East 83.29 feet; thence North $26^{\circ}36'04''$ East, 70.17 feet; thence North $51^{\circ}09'23''$ East, 70.17 feet; thence North $73^{\circ}37'14''$ East, 23.17 feet; thence North $04^{\circ}13'36''$ West, 15.69 feet to a point on a 717.00 foot radius curve to the right; thence 224.88 feet along said curve through a central angle of $17^{\circ}58'14''$ (chord bears South $85^{\circ}14'29''$ East, 223.96 feet); thence South $76^{\circ}15'22''$ East 187.68; thence South $07^{\circ}02'05''$ East 20.32 feet; thence North $88^{\circ}52'35''$ East. 94.93 feet to a point on a 783.00 foot radius curve to the left; thence 102.02 feet along said curve through a central angle of $07^{\circ}27'56''$ (chord bears South $86^{\circ}41'57''$ East, 101.95 feet); thence North $89^{\circ}34'05''$ East, 3.02 feet to the point of beginning.