

**AMENDMENTS TO THE DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
OF
ANDERSON RANCH SUBDIVISION
Phase 1 (all lots within said subdivision)**

Lots 101 - 140

A ballot count of owners of lots within the Anderson Ranch subdivision Phase I, all lots within said subdivision, was completed on the 13th day of April, 2005, pursuant to notice. There being a favorable vote of at least 66% (2/3rds) of the cumulative Class A and Class B owners, pursuant to Article X, Section 10.02(b) of the Declaration of Covenants Conditions and Restrictions of Anderson Ranch Subdivision, recorded, 07 May 1998 as Entry Number 111225, in Book 0505, at Pages 0317-0350 of the Tooele County Recorder (the "Declaration"), the Declaration is amended as follows:

1. The following definitions are added to Article I entitled "DEFINITIONS AND EFFECT:

Paved Surface

A paved surface shall be defined, for purpose of the Anderson Ranch CC&Rs, as a solid, firm, and level surface constructed of concrete, asphalt, brick, or stone slate. Paved surface shall meet the following minimum standard thicknesses:

- Concrete: 4 inches
- Asphalt: 3 inches
- Brick & Stone Slate: Industry-standard thickness

Paved Portion of Lot

The paved portion of the lot shall be defined as the following:

- The driveway leading from the edge of the street to the attached garage portion of the house constructed from approved paving materials.
- Additional areas for parking may include the garage-side of the house or the side of a detached garage or out building constructed from approved paving materials.

The additional parking areas may be accessed by a gravel or secondary surface driveway. However, such access driveways may not be utilized for parking because they are not constructed of approved paving materials.

All parking areas and secondary access driveways must be submitted, reviewed, and approved by the Anderson Ranch HOA ACC.

SHEDS

A shed is a small structure, either freestanding or attached to a larger structure, for the storage of typical household items, equipment, and tools.

Proposed construction of sheds on homeowner's property must be submitted to the HOA Board ACC for consideration and approval before construction is to begin. Submitted information must include the following:

- Plot plan with location and setbacks of shed location.
- Floor plan and elevations drawings/pictures of front, back and sides of structure.
- Detailed description of exterior materials to include roofing materials and color selections.
- Specify intended use: example of items to be stored in structure. Note: Automobiles or trucks shall not be stored in sheds.

Exterior materials for sheds may include: stucco, brick, stone, T1-11 architectural siding, or other ACC-approved materials.

GARAGES

A garage is a structure, either freestanding or attached to a larger structure, for the parking of personal vehicles, boats, and personal recreational vehicles. Additionally, owners of building lots less than one acre in size who is proposing to store commercial vehicles and/or recreational vehicles storage structures shall comply with these guidelines.

Proposed construction of garages on homeowner's property must be submitted to the HOA Board ACC for consideration and approval before construction is to begin. Submitted information must include the following:

- Plot plan with location and setbacks of garage location.
- Floor plan and elevations drawings/pictures of front, back and sides of structure.
- Detailed description of exterior materials to include roofing materials and color selections.
- Specify intended use: example of items to be stored in structure. Note: Garages are for personal vehicles, commercial vehicles, and/or recreational vehicles. Combined vehicle storage capacity for all attached and detached garages, on any given property, shall be limited to a maximum of five (5) standard-size automobiles in accordance with CCR Section 3.02.

Exterior materials for garages shall match the construction materials of the home. In accordance with CCR Section 3.13 guidelines: 80% of exterior shall be masonry material.

OUT BUILDINGS

An out building is a freestanding structure for the storage of commercial vehicles; recreational vehicles; animal trailers; and/or approved animals and associated equipment, supplies, and feed necessary for the care of approved animals.

Out buildings will only be authorized on lot that are one acre or larger in size. Owners of lots less than one acre in size proposing to store commercial vehicles and/or recreational vehicles shall comply with “Garage” guidelines specified above.

Proposed construction of out buildings on homeowner’s property must be submitted to the HOA Board ACC for consideration and approval before construction is to begin. Submitted information must include the following:

- Plot plan with location and setbacks of out building location.
- Floor plan and elevations drawings/pictures of front, back and sides of structure.
- Detailed description of exterior materials to include roofing materials and color selections.
- Specify intended use: example of items to be stored in structure.

Exterior materials for out buildings may be masonry material in accordance with CCR Section 3.13 or corrugated metal that complements the primary structure on the building lot.

STABLES

A stable is a small, partially enclosed structure for the sheltering of CC&R-approved animals. Stables shall be authorized on lots that are one-acre or larger in size.

Proposed construction of stables on homeowner’s property must be submitted to the HOA Board ACC for consideration and approval before construction is to begin. Submitted information must include the following:

- Plot plan with location and setbacks of stable location.
- Floor plan and elevations drawings/pictures of front, back and sides of structure.
- Detailed description of exterior materials to include roofing materials and color selections.
- Specify intended use.
- A Grantsville City Conditional Use Permit is required before CC&R-approved animals will be permitted on any lot.

Commercial Vehicle

A commercial vehicle includes any vehicle used for business purposes, requires special licensing to operate, and/or exceeds weight limitations of the standard vehicle. Such vehicles include, but not limited to:

- Semi tractors and/or trailers (i.e. – cabs, refers, enclosed trailers, low-boys, etc.)
- Construction or excavation equipment (i.e. – tractors, backhoes, bobcats, etc.)
- Industrial-type trucks and/or trailers (i.e. – service, repair, delivery, etc.)
- Professional business equipment (i.e. – lawn care and landscaping, construction, handy-man, etc.)

The Anderson Ranch HOA Board shall define those items that are deemed not acceptable in the neighborhood in accordance with the CC&Rs and approved clarifications.

2. Article VIII, Section 3.12, is amended and restated in its entirety as follows:

SECTION 3.12. The parking or storage of commercial equipment, including, but not limited to, truck trailers or cabs, construction or excavation equipment, is prohibited. No conversion of a garage, which prohibits or limits the use of a garage for the parking or storage of the number of automobiles for which it is designed, shall be permitted. Parking on the lawn or unpaved portion of the Lot is prohibited. No inoperative or unlicensed vehicle shall be parked or stored at any time on a Lot unless wholly within an enclosed structure. A minimum of two (2) garage spaces shall be provided.

3. Article VIII, Section 8.02, is amended and restated in its entirety as follows:

SECTION 8.02. So long as the Declarant owns any Lot or parcel within the Property, the Grantor shall have the sole right to appoint and remove all members of the ACC. Therefore, all members of the ACC shall be appointed or removed by the Board.

The ACC shall have the right to a resolution in writing unanimously adopted, to designate one (1) of its members to take any action or perform any duties for and on behalf of the ACC. In the absence of such designation, the vote of a majority of the members of the ACC shall constitute an act of the ACC.

4. Article VIII, Section 8.06, the first paragraph is of this article is amended as follows:

SECTION 8.06, VARIANCES The ACC may authorize one or more variances from compliance with the requirements of any conditions and restrictions contained in this Declaration, the ACC Rules/ACC Standards, or any prior approval when, in the sole discretion of the ACC, circumstances exist justifying the granting of such variances. These circumstances may include, but not be limited to: topography, natural obstructions, the nature and use of any relevant improvement, size of the lot and/or any

improvements, compatibility with the area, aesthetics, environmental considerations and considerations of hardship. Such variances must be evidenced in writing signed by at least two (2) members of the ACC.

5. Article VIII, Section 8.07, is amended and restated in its entirety as follows:

SECTION 8.07, APPLICATION. To request ACC approval for the construction, alteration, modification, removal or demolition of any improvements within the Property, the Owner shall submit a written application in a form required by the ACC which must be signed by the Owner and contain all information requested and be accompanied by all other material to be submitted, as hereafter provided.

All applications must contain, or have submitted therewith, two (2) copies of each of the following (collectively called “plans and specifications”) prepared in accordance with acceptable architectural standards and submitted with the application form, if any:

- (a) **Site Plan:** A site plan showing the location of all structures and improvements, including fences and walls, on the Lot, together with Lot drainage and all setbacks, curb cuts, driveways, parking areas and other pertinent information relating to the improvements, drawn at a scale no smaller than 1”/200’. In the event of a garage, shed, out building or stable, the intended use of the structure shall be specified. The location and shape of each paved portion of the Lot shall be shown on the site plan.
- (b) **Building Plan:** A building plot plan at a scale drawn at a scale of no less than 1”/20”, including elevations and drawings of all sides of the structures, and together with detailed specifications showing, by sample if required by the ACC, all exterior colors, materials and finishes, including roof to be used.
- (c) **Landscaping Plan.** A landscaping plan or affidavits that the minimum landscape standards are being met.

The ACC may, in its discretion, require the Owner to furnish additional specifications, drawings, material samples or such other information as the ACC, in its sole discretion reasonably exercised, shall deem necessary or convenient for the purpose of assisting the ACC in reviewing and processing the application.

6. Reference to “Utah County” in Article X, Section 10.02 (b), is amended to read “Tooele County.”

Dated this 6th day of May, 2005.

Anderson Ranch Owner's Association
A Utah Non-profit Corporation

BY: Wes Haas
Wes Haas, President
Anderson Ranch Owner's Association

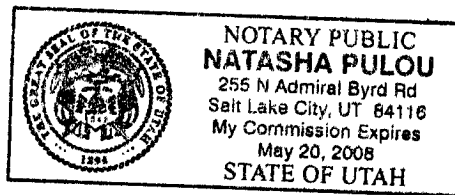
Traci Stevens
Traci Stevens, Secretary
Anderson Ranch Owner's Association

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.
~~TOOELE~~

On the 10th day of MAY, 2005, appeared before me WES HAAS
and Traci Stevens who ~~are~~ is the President and ~~Secretary~~ respectively of Anderson
Ranch Owners Association who verified that the executed the above document pursuant to valid
authority.

Natasha Pulou
NOTARY PUBLIC
Residing at SALT LAKE

My Commission Expires:
MAY 20, 2008



on the 11th day of May 2005, appeared before me
Traci Stevens, who is the Secretary respectively of
Anderson Ranch owners Association who verified
that the executed the above document pursuant to
valid authority

4-22-2006

Holly L Shields
47 S Main Tooele UT

