

A. J. KEETCH
311 RANFARD
GRANTSVILLE UT 84029

Ent 258801 Page 1 of 3
Date: 28-APR-2006 9:32AM
Fee: \$40.00 Credit Card
Filed By: MRT
CALLEEN B PESHELL, Recorder
TOOELE COUNTY CORPORATION

AMENDMENTS TO THE DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS
OF
ANDERSON RANCH SUBDIVISION

A ballot count of owners of lots within the Anderson Ranch subdivision Phase I, to include lots 101 through 137 within said subdivision, was completed on the 18th day of April, 2006, 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:

Section 3.18 Landscaping (a)

Revised wording:

Sod or hydro seed in the front yard and, a minimum of two (2) trees of at least two-inch (2") caliper in the front yard. Additional trees may be of a smaller size. All trees planted in the park strip or near the sidewalk must be on the Grantsville City list of approved trees for these locations. Grantsville City may have additional requirements. All homeowners are encouraged to check with the city offices on specific requirements. **Approval of landscaping plans by the Association does not ensure compliance with Grantsville City requirements.**

Section 3.17 Fences (a)

Revised wording:

Fences shall not be higher than six feet (6') or project beyond (meaning towards the street) the front yard setback or the principal building (which ever is greatest) on the lot without prior approval of the ACC.

With ACC approval, a hedge or fence of no greater than three feet (3') in height may be planted or installed from the front setback or principle building up to the water drainage swells. No hedge, fence or trees may be planted or installed in or through the drainage swells. Hedges must be maintained at no more than three feet (3') height at all times.

All fences and hedges must be approved pursuant to subsection (e) below.

Section 4.05 Power of the Association. (a)**Revised Wording:**

Assessments. The power to levy Regular, Special and Limited Assessments on the Owners and/or Lots and to enforce payment thereof in accordance with the provisions thereof. A special assessment may be applied to the owners of a home or lot to recover legal fees incurred by the association due to enforcement of the CC&Rs against that property owner. The assessment may be recovered through the courts or a lien placed on the violator's property. This assessment can only be applied when the outcome of such legal action favors the association.

Section 3.06 Antennae.**Revised wording:**

No exterior radio, television or other antennae shall be erected or maintained on a lot without the prior written approval of the ACC. No satellite dish shall be placed on the front of any home. Any satellite dish greater than thirty inch (30") diameter must be approved by the ACC and be screened from public view.

Section 3.10 Maintenance (e).**Proposed Wording:**

All structures, facilities, equipment, objects and conditions determined by the ACC, in its sole discretion, to be offensive, shall be enclosed within an approved structure or appropriately be screened from public view. Such screen must be approved by the ACC. All trash, debris, garbage and refuse shall be kept at all times in a covered container and all such containers shall be kept on a lot within an enclosed structure or screened from public view. Garbage cans provided by Grantsville City or its agents must be stored within an enclosed structure or to the side or back of a home.

Section 3.12 Boats, Campers and Other Vehicles.**Revised Wording:**

(a) All residence shall include an attached garage space for a minimum of two (2) passenger vehicles. The parking or storage of commercial equipments, including but not limited to, trucks (trailers or cabs), construction, excavation, landscaping, or handyman equipment is prohibited; unless such restricted vehicles are parked in an HOA board approved fully-enclosed garage.

Parking on the lawn or unpaved portion of the lot is prohibited. No inoperative vehicle shall be parked or stored at any time on a lot unless wholly within an enclosed structure.

(b) No motorized or non-motorized vehicles, including but not limited to trailers, boats, motor homes, passenger cars/trucks etc. that are owned/leased/rented/borrowed by any resident of Anderson Ranch subdivision or their visitors and/or guests, shall be parked or stored on any street within the development at any time. Exceptions for temporary loading and unloading, for cleaning of garage or driveway, and for short-term (not to exceed 12 hours) use of driveway will be allowed.

Dated this 21st day of April, 2006.

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

BY: Michael Cafarelli
Michael Cafarelli, President
Anderson Ranch Owner's Association

Laurie Mitchell
Laurie Mitchell, Secretary
Anderson Ranch Owner's Association

STATE OF UTAH)

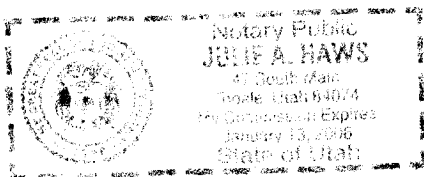
) ss.

COUNTY OF TOOELE)

On the 28th day of April, 2006, appeared before me Michael Cafarelli and Laurie Mitchell who are the President and Secretary respectively of Anderson Ranch Owners Association who verified that the executed the above document pursuant to valid authority.

Julie A. Haws
NOTARY PUBLIC
Residing at Tooele County

My Commission Expires: 1-13-2008



Alfred Jim Keetch
VP - Anderson Ranch HOA
28 April 2006