

WHEN RECORDED, MAIL TO:

Anderson Ranch HOA
PO Box 5555
Draper, UT 84020

Ent: 328948 - Pg 1 of 4
Date: 7/7/2009 4:48 PM
Fee: \$168.00 CREDIT CARD
Filed By: MT
CALLEEN B PESHELL, Recorder
Tooele County Corporation
For: ANDERSON RANCH HOA

LOTS 101 THRU 137, ANDERSON RANCH PHASE 1, A SUBDIVISION OF
GRANTSVILLE CITY
LOTS 201 THRU 244, INCLUDING LOTS A AND B, ANDERSON RANCH PHASE 2, A
SUBDIVISION OF GRANTSVILLE CITY
LOTS 301 THRU 368, INCLUDING LOTS A AND B, ANDERSON RANCH SUBDIVISION
PHASE 3, A SUBDIVISION OF GRANTSVILLE CITY

Parcel #: 12-065-0101 thru 0137 ANDERSON RANCH PHASE 1, A SUBDIVISION OF GRANTSVILLE CITY
Parcel #: 15-067-0-0201 thru 15-067-0-0244, including 15-067-0-000A and 15-067-0-000B, ANDERSON RANCH PHASE 2,
A SUBDIVISION OF GRANTSVILLE CITY
Parcel #: 16-044-0-301 thru 16-044-0-0368, including 16-044-0-000A and 16-044-0-000B, ANDERSON RANCH
SUBDIVISION PHASE 3, A SUBDIVISION OF GRANTSVILLE CITY

AMENDMENTS

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EASEMENT FOR ANDERSON RANCH

ARTICLE 1 DEFINITIONS AND EFFECT: RECITALS

The undersigned Anderson Ranch Homeowners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions and Restrictions for Anderson Ranch Subdivision Article 1 Definition and Effects Paved Surface and Paved Portion of Lot:

Article 1 Definition and Effects Paved Surface and Paved Portion of Lot is replaced with the following:

Paved Surface

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

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

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.

168

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

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF EASEMENT
FOR ANDERSON RANCH**

ARTICLE 1 DEFINITIONS AND EFFECT: RECITALS

The undersigned Anderson Ranch Homeowners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions and Restrictions for Anderson Ranch Subdivision Article 1 Definition and Effects Commercial Vehicle:

Article 1 Definition and Effects Commercial Vehicle is replaced with the following:

Commercial Vehicle

A Commercial vehicle includes any vehicle labeled as a class A, B, or C vehicle (see addendum A) Such vehicles include, but are 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, handyman, 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.

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF EASEMENT
FOR ANDERSON RANCH**

ARTICLE 3.12.a: RECITALS

The undersigned Anderson Ranch Homeowners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions and Restrictions for Anderson Ranch Subdivision Article 3.12.a:

Article 3.12.a Boats, Campers and Other Vehicles is replaced with the following:

3.12.a All residence shall include an attached garage space for a minimum of two (2) passenger vehicles. One class D vehicle is allowed to be parked on the driveway. Commercial trailers that have a loaded weight of 10,000 or less or other unit (i.e. tractor, bobcat, etc) can be parked behind the front setback of the home as long as they are fully concealed or screened from view with a privacy fence. Lots can have a maximum of two commercial vehicles stored behind their privacy fence.

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF EASEMENT
FOR ANDERSON RANCH**

ARTICLE 3.12.b: RECITALS

The undersigned Anderson Ranch Homeowners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions and Restrictions for Anderson Ranch Subdivision Article 3.12.b:

Article 3.12.b Boats, Campers and Other Vehicles is replaced with the following:

3.12.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. Vehicles parked behind front setback of home must be parked on approved paved surface. Vehicles parked in front of home must be parked on cement.

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF EASEMENT
FOR ANDERSON RANCH**

ARTICLE 3.18: RECITALS

The undersigned Anderson Ranch Homeowners Association hereby certifies the following amendment to the Declaration of Covenants, Conditions and Restrictions for Anderson Ranch Subdivision Article 3.18:

Article 3.18 Landscaping is replaced with the following:

Landscaping (a)

Sod or hydro seed must cover 1000 square feet of 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 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.

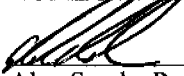
CERTIFICATION

Article 10.02 of the Declaration of Covenants, Conditions and Restrictions for Anderson Ranch Subdivision allows amendments if "approved by a vote or written consent of 66% (2/3rds) of the cumulative Class A and Class B votes..."

By written ballot mailed on February 20, 2009 to the Anderson Ranch Homeowners Association and received before March 20, 2009 the members approved ratification of the above mentioned amendments.

DATED: July 7th, 2009

ANDERSON RANCH
HOMEOWNERS ASSOCIATION

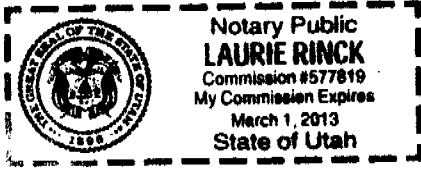


Alan Searle, President

STATE OF UTAH)

: ss.
County of Tooele)

On this 7th day of ~~June~~ ^{July} 2009, personally appeared before me Alan Searle, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that he is the President of the Anderson Ranch Homeowners Association and that said document was signed by him in behalf of said Association by authority of its bylaws (or of a Resolution of its Board of Trustees), and said Alan Searle acknowledged to me that said Association executed the same.



Laurie Rinck
NOTARY PUBLIC

My Commission Expires: _____

DATED: June 30, 2009

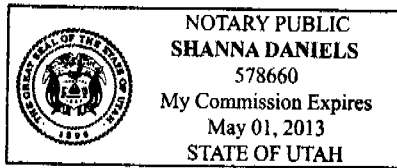
ANDERSON RANCH
HOMEOWNERS ASSOCIATION

Jolene Mulford
Jolene Mulford, Secretary

STATE OF UTAH)

: ss.
County of ~~Tooele~~ ^{Salt Lake})

On this 30 day of June 2009, personally appeared before me Jolene Mulford, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn, did say that she is the secretary of the Anderson Ranch Homeowners Association and that said document was signed by her in behalf of said Association by authority of its bylaws (or of a Resolution of its Board of Trustees), and said Jolene Mulford acknowledged to me that said Association executed the same.



Shanna Daniels
NOTARY PUBLIC

My Commission Expires: 5/1/2013