

WHEN RECORDED, RETURN TO:
Enclave theAUDREY, LLC
Attn: Legal Department
610 N 800 W
Centerville, UT 84014

Affecting Parcel Nos.: 064640001 to and including 064640047

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE AUDREY**

This AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE AUDREY (the “**Amendment**”), is made and executed as of the date first written below on the signature page and is effective when recorded in the office of the Davis County Recorder by the Enclave theAUDREY, LLC, a Delaware limited liability company (the “**Declarant**”).

RECITALS

- A. The Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for The Audrey was recorded in the office of the Davis County Recorder on October 17, 2024, as Entry No. 3591457 in Book 8608 on Pages 1124-83 (the “**Declaration**”).
- B. Under Section 14.8 of the Declaration, the Declarant has the right to amend the Declaration without the consent of any other Owner during the Period of Declarant Control.
- C. The Declarant now desires to amend the Declaration to amend the maintenance obligations.
- D. Capitalized terms in this Declaration are defined herein or in the Declaration.

AMENDMENT

NOW, THEREFORE, for the reasons recited above and subject to the Restrictions set forth below, the Declarant hereby executes this Amendment. The Recitals above are incorporated into and made a part of this Amendment and the Declaration.

1. **Amendment.**

a. **Maintenance Table.** The Maintenance Table attached as **Exhibit C** to the Declaration is amended and superseded by **Exhibit C-1** to this Amendment.

2. **Conflicts.** All remaining provisions of the Declaration shall remain in full force and effect. In the case of any conflict between the provisions of this Amendment and the provisions of the Declaration, the provisions of this Amendment shall in all respects govern and control.

3. **Incorporation and Supplementation of Amended Declaration.** This Amendment is supplemental to the Declaration, both of which, by reference, are made a part hereof, and all of the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this Amendment and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by a duly authorized representative.

DECLARANT

Enclave theAUDREY, LLC
a Delaware limited liability company

By: [Signature]
Name: Colin Wright
Its: Manager
Date: 11-5-2025

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the 5th day of November 2025, personally appeared before me Colin Wright who by me being duly sworn, did say that she/he, through the above-referenced managing entities, is an authorized representative of Enclave theAUDREY, LLC, a Delaware limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public [Signature]



EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Davis County Parcel Nos.: 064640001 to and including 064640047

More particularly described as:

BEG AT A PT 39 RODS N FR THE SE COR OF THE NE 1/4 OF SEC 26-T2N-R1W, SLM;
TH W 12.8 RODS TO THE E LINE OF HOWARD STR; TH N ALG SD STR 482.25 FT, M/L,
TO SW COR OF PPTY CONV IN 725-300; TH S 89°20'10" E 631.82 FT TO W LINE OF SD
RR R/W; TH SW'LY 479 FT, M/L, TO A PT DUE E OF BEG; TH W 23 RODS, M/L, TO THE
POB.

CONT. 7.66 ACRES

EXHIBIT C-1
MAINTENANCE ALLOCATION CHART

Improvement	Unit Owner	Association	Notes
A/C Pad & Unit	X		
Address Numbers	X		Subject to Board or Design Review Committee approval upon replacement.
Cable/Satellite TV	X		Subject to Board or Design Review Committee approval.
Ceiling	X		
Circuit Breakers for Unit	X		
Common Area Amenities (Repair and Maintenance)		X	
Door and Door Frames (Exterior)	X		Subject to Board or Design Review Committee approval upon replacement.
Door and Door Frames (Interior)	X		
Door Hardware/Doorbell	X		Subject to Board or Design Review Committee approval upon replacement.
Drains – Common Area and Streets		X	
Drains – Unit and Yard	X		
Dryer Vent	X		
Electrical Wiring/Panels	X		
Exterior Wall Finishes	X		Changes subject to Board or Design Review Committee approval.
Fencing – Individual Lots	X		Subject to Board or Design Review Committee approval.
Fencing – Project Perimeter		X	
Floor Covering	X		
Foundation – Cosmetic	X		
Foundation – Structural	X		
Furnace	X		
Garage Doors (Repair and Maintenance)	X		Subject to Board approval.
Gas Pipes	X	X	<u>Owner</u> : point of connection/meter to Unit. <u>Association</u> : before point of connection/meter.
Hose Bib/Faucet/Spigot	X		
Hot Water Heater	X		
Insurance – Association Plan Maintenance		X	

Insurance – Association Plan Deductible	X		Assessed to Owners pro-rata according to losses.
Insurance – Association Plan Loss Assessment	X		Assessed to Owners pro-rata according to losses.
Insurance – Individual Units Plan Deductible and Maintenance	X		
Irrigation Lines/Heads – Common Area		X	
Irrigation Lines/Heads – Individual Units	X		
Landscaping – Common Areas		X	
Landscaping – Individual Units	X		
Lights – Exterior (Porch, Driveway, Garage, Wall Pack (Fixtures & Bulbs))	X		Subject to Board or Design Review Committee approval.
Mailbox and Stand/Structure		X	
Mailbox Lock and Key	X		
Paint – Exterior Walls and Trim	X		Subject to Board or Design Review Committee approval.
Paint – Exterior Doors	X		Subject to Board or Design Review Committee approval.
Paint – Interior	X		
Porch/Patio Slab	X		
Pest Control – Interior	X		
Phone Lines	X		
Plumbing Valves and Pressure Regulators	X	X	<u>Owner</u> : point of connection/meter to Unit. <u>Association</u> : before point of connection/meter.
Plumbing Main Line	X	X	<u>Owner</u> : point of connection/meter to Unit. <u>Association</u> : before point of connection/meter.
Plumbing Leak	X	X	<u>Owner</u> : point of connection/meter to Unit. <u>Association</u> : before point of connection/meter.
Plumbing Cloggage	X	X	<u>Owner</u> : point of connection/meter to Unit. <u>Association</u> : before point of connection/meter.
Plumbing Interior Pipes	X	X	<u>Owner</u> : point of connection/meter to Unit. <u>Association</u> : before point of connection/meter.
Public Utilities – Common Areas		X	
Rain Gutters (Drain Path, Cleaning, Repair, and Replacement)	X		

Roof (Repair and Maintenance)	X		Subject to Board or Design Review Committee upon change.
Screen Doors	X		Subject to Board or Design Review Committee approval.
Sewer Pipes (Repair and Maintenance)	X	X	<u>Owner</u> : point of connection/meter to Unit. <u>Association</u> : before point of connection/meter.
Sewer Service Cost	X		
Sidewalks and Paths on Common Areas		X	
Signage – Entry Monument for Project		X	
Sliding Glass Doors	X		
Snow Removal – Roads, Sidewalks		X	
Snow Removal – Individual Units, Driveways, Porches, Patios	X		
Storm Drains		X	
Stormwater System, including Storm Water Basin		X	Storm Water System and Basin are owned by the Association, which, according to the Development Agreement, must be maintained by the Association.
Streetlights		X	
Streets – Private (Repair and Maintenance)		X	
Trash – Individual Units	X		
Trash – Common Area		X	
Vent Covers – Exterior	X		
Wall – Load Bearing Interior Wall	X		
Wall – Partition Interior Wall	X		
Water – Unit and Limited Common Areas, Separate Meters for each Unit	X		
Water – Common Area		X	
Weather Stripping	X		
Windows – Glass, Screens, Frames	X		Subject to Board or Design Review Committee approval upon replacement.