

After Recording Return To:  
**Ball Janik LLP**  
2040 E Murray-Holladay Rd, Suite 106  
Salt Lake City, UT 84117

**AMENDMENT TO THE  
AMENDEDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR  
“COBBLESTONE”**

This Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for “Cobblestone” (“Declaration”) is made on the date evidenced below by the Cobblestone Home Owners Association (“Association”).

**RECITALS**

A. Certain real property in Wasatch County, Utah, known as Cobblestone was subjected to certain covenants, conditions, and restrictions pursuant to an Amended and Restated Declaration recorded on June 16, 2014, as Entry No. 401766 in the Recorder’s Office for Wasatch County, Utah;

B. This Amendment shall be binding against the property described in the Declaration and any annexation, amendment or supplement thereto;

C. The Board of Trustees hereby certifies that the requirements of the Declaration for amendment have been satisfied.

NOW, THEREFORE, the Association, by and through its Board of Trustees, hereby amends the following articles of the Declaration to read as follow:

**Article VIII.J Awarding Contracts, Hiring Employees**

The following individual or parties may not receive compensation for any services or labor performed for the Association: (1) a board member; or (2) an entity in which a board member: (i) is a director, officer, member, or manager, or (ii) has a financial interest.

**Article V.4 Exterior materials**

The exterior surface of all structures must include any of the following: wood, stone, stucco and/or brick. All structures shall have a minimum of 30% stone, rock or brick on

any exterior wall that fronts a street. On corner lots, the two street fronting areas must use 30% stone or rock. Any other proposed building materials must be approved by the Committee, which can reject any other building material, in its discretion, for any reason. No vinyl or aluminum siding will be allowed. The architectural committee may grant an exception to these specific materials if the structure is enclosed within a six (6) foot privacy fence.

Article VII.B Unsightliness (garbage cans on side of house)

No unsightliness is permitted on any Lot or property. Unsightliness shall include, without limitation: (1) the open storage of any building materials (except during the construction of any Structure or Improvement), construction equipment, motor vehicles, boats, campers, trailers, trucks larger than pick-up trucks (except during periods of actual loading and unloading); (2) accumulation of lawn or tree clippings or trimmings; (3) accumulations of construction debris or waste, household refuse or garbage, except as stored in tight containers in an enclosure such as a garage. County issued garbage cans and/or regularly picked up commercial recycling bins may be stored on the side of a house so long as the storage area does not front and is not visible from a road; (4) accumulations of animal waste(s); (5) lawn or garden furniture except during the season of use; and (6) the storage or accumulation of any other material, vehicle or equipment on the Lot in a manner that is visible to the public view.

**PROPOSED AMENDMENT #4**

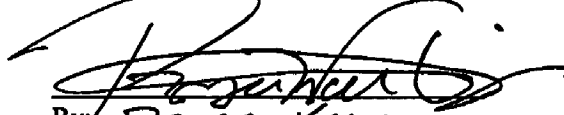
Article V.10 Trees allowed on park strip areas

<p>Cobblestone Drive</p>	<p>Patmore Ash                      - <i>Fraxinus pennsylvanica</i> ‘Patmore’                      State Street® Maple                      - <i>Acer miyabei</i> ‘Morton’                      Autumn Blaze Maple                      - <i>Acer x freemanii</i> ‘Jeffers Red’</p>
<p>Fieldstone Lane and Circle</p>	<p>Sensation Box Elder                      - <i>Acer negundo</i> ‘Sensation’                      Autumn Blaze Maple                      - <i>Acer x freemanii</i> ‘Jeffers Red’</p>
<p>Graystone Lane</p>	<p>Redmond Linden                      - <i>Tilia cordata</i> ‘Redmond’                      Autumn Blaze Maple                      - <i>Acer x freemanii</i> ‘Jeffers Red’</p>

Red Rock Circle	Patmore Ash - <i>Fraxinus pennsylvanica</i> 'Patmore' State Street® Maple - <i>Acer miyabei</i> 'Morton' Autumn Blaze Maple - <i>Acer x freemanii</i> 'Jeffers Red'
Ledgestone Lane	Emerald Queen Maple - <i>Acer platanoides</i> 'Emerald Queen' Autumn Blaze Maple - <i>Acer x freemanii</i> 'Jeffers Red'
Shadow Rock Circle	Redmond Linden - <i>Tilia cordata</i> 'Redmond' Autumn Blaze Maple - <i>Acer x freemanii</i> 'Jeffers Red'
Keystone Court	Autumn Blaze Maple - <i>Acer x freemanii</i> 'Jeffers Red' Oxydendrum arboreum 'Chaemeleon' - Lily of the Valley Tree
Cornerstone Lane and E 980 S	Autumn Blaze Maple - <i>Acer x freemanii</i> 'Jeffers Red' State Street® Maple - <i>Acer miyabei</i> 'Morton'
<p><b>*Please Note:</b> Purple Ash trees, previously allowed to be planted, will no longer be on the approved list and should not be planted after June 2015. Existing Purple Ash trees within the community do not need to be removed.</p>	

IN WITNESS WHEREOF, ASSOCIATION has executed this Amendment to the Declaration as of the 7 day of July, 2015.

**COBBLESTONE  
HOMEOWNERS ASSOCIATION**



By: Royce King  
Its: President

STATE OF UTAH )  
 )  
:SS  
County of Utah )

On the 7 day of July, 2015, personally appeared before me  
Royce King who, being first duly sworn, did that say that they are an  
officer of the Association and that said instrument was signed and sealed in behalf of said  
Association by authority of its Board of Directors; and acknowledged said instrument to be their  
voluntary act and deed.



Crystal Coburn  
Notary Public for Utah

## EXHIBIT A

## LEGAL DESCRIPTION FOR COBBLESTONE, ALL OF PHASES 1 THROUGH 6.

BEGINNING NORTH 37.59 FEET AND EAST 16.31 FEET FROM THE SOUTH ONE-QUARTER.  
CORNER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS: NORTH 89°51'12" EAST BETWEEN SOUTH ONE-QUARTER AND SOUTHEAST CORNER OF SAID SECTION 4);  
AND RUNNING THENCE NORTH 00°46'51" EAST 484.05 FEET; THENCE SOUTH 89°57'52" WEST 477.24 FEET; THENCE NORTH 00°05'09" WEST 545.09 FEET; THENCE EAST 224.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST FROM WHICH  
A RADIAL LINE BEARS SOUTH 8.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 11.78 FEET THROUGH A CENTRAL ANGLE OF 84°22'11" (CHORD BEARS SOUTH 47°48'55" EAST 10.74 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST AND FROM WHICH A RADIAL LINE BEARS NORTH 84°28'30" EAST 430.00 FEET; THENCE A NORTHERLY 74.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°57'02" (CHORD BEARS NORTH 00°32'59" WEST 74.58 FEET)  
TO THE BEGINNING OF A ON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND FROM WHICH A RADIAL LINE BEARS NORTH 85°28'06" WEST 8.00 FEET; THENCE SOUTHWESTERLY 12.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°51'27" (CHORD BEARS SOUTH 47°57'38" WEST 11.00 FEET); THENCE WEST 223.21 FEET ON A TANGENT LINE; THENCE NORTH 00°05'09" WEST 513.94 FEET; THENCE SOUTH 89°53'38" EAST 538.93 FEET; THENCE NORTH 01°45'45" WEST 370.40 FEET; THENCE SOUTH 89°39'20" EAST 338.58 FEET; THENCE SOUTH 89°39'36" EAST 875.15 FEET; THENCE NORTH 89°40'32" EAST 38.51 FEET; THENCE SOUTH 00°03'26" EAST 666.30 FEET; THENCE SOUTH 00°06'34" EAST 623.99 FEET; TEHNCE SOUTH 00°22'16" EAST 686.73 FEET; THENCE NORTH 89°54'38" WEST 1313.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 70.43 ACRES.

Cobblestone Phase I	Cobblestone Phase II	Cobblestone Phase III	Cobblestone Phase IV
OCJ-1047	OCJ-1001	OCJ-1009	OCJ-1091
OCJ-1048	OCJ-1002	OCJ-1010	OCJ-1092
OCJ-1049	OCJ-1003	OCJ-1011	OCJ-1093
OCJ-1050	OCJ-1004	OCJ-1012	OCJ-1094
OCJ-1051	OCJ-1005	OCJ-1013	OCJ-1095
OCJ-1052	OCJ-1006	OCJ-1014	OCJ-1096
OCJ-1053	OCJ-1007	OCJ-1015	OCJ-1097
OCJ-1054	OCJ-1008	OCJ-1016	OCJ-1098
OCJ-1055	OCJ-1042	OCJ-1017	OCJ-1099
OCJ-1056	OCJ-1043	OCJ-1018	OCJ-1103
OCJ-1057	OCJ-1044	OCJ-1019	OCJ-1104
OCJ-1058	OCJ-1045	OCJ-1020	OCJ-1105
OCJ-1059	OCJ-1046	OCJ-1021	OCJ-1106
OCJ-1060	OCJ-1075	OCJ-1022	OCJ-1107
OCJ-1061	OCJ-1076	OCJ-1023	OCJ-1108
OCJ-1062	OCJ-1077	OCJ-1024	OCJ-1109
OCJ-1063	OCJ-1078	OCJ-1025	OCJ-1110
OCJ-1064	OCJ-1079	OCJ-1026	OCJ-1111
OCJ-1065	OCJ-1080	OCJ-1027	OCJ-1112
OCJ-1066	OCJ-1081	OCJ-1028	OCJ-1113
OCJ-1067	OCJ-1082	OCJ-1029	OCJ-1117
OCJ-1068	OCJ-1083	OCJ-1030	OCJ-1118
OCJ-1069	OCJ-1084	OCJ-1031	OCJ-1119
OCJ-1070	OCJ-1085	OCJ-1032	OCJ-1120
OCJ-1071	OCJ-1086	OCJ-1033	OCJ-1121
OCJ-1072	OCJ-1087	OCJ-1034	OCJ-1122
OCJ-1073	OCJ-1088	OCJ-1035	OCJ-1123
OCJ-1074	OCJ-1089	OCJ-1036	OCJ-1124
	OCJ-1090	OCJ-1037	OCJ-1125
		OCJ-1038	OCJ-1126
		OCJ-1039	OCJ-1127
		OCJ-1040	
		OCJ-1041	
		OCJ-1100	
		OCJ-1101	
		OCJ-1102	
		OCJ-1114	
		OCJ-1115	
		OCJ-1116	