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PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: JORDANELLE RIDGE NORTH HOME OWNERS ASSOCIATION

When recorded return to:
Jordanelle Ridge North Home Owners Association, Inc.
10421 S. Jordan Gateway Suite 200
South Jordan, Utah 84095

**AMENDMENT OF DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS OF
JORDANELLE RIDGE, PLAT A**

This Amendment of the Declaration of Covenants, Conditions, and Restrictions of Jordanelle Ridge, Plat A, is hereby recorded to be effective August 4th, 2017, by the Association. Unless otherwise defined herein, capitalized terms used herein shall have the same definition as in Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordanelle Ridge, Plat A recorded in Wasatch County of October 20, 2016; Entry # 430291; Book 1173; Page 234-321.

Recitals

- A. The Amended and Restated Declaration was recorded on October 20, 2016.
- B. Members of the Association desire clarify the lots that will be maintained by the lot owners and lots and units that the Association will maintain in a manner similar to the maintenance of Common Areas associated with Townhome Units. Association maintenance of the specified Single Family lots and Townhome Units will ensure that the lots are maintained according to Association standards while offering the Owners of those specified Lots or Units a professionally maintained Lot or Unit in exchange for higher Assessments on those Lots or Units.
- C. Lots A-31 through A-35 and A-45 through A-59 in the Project be designated as Lots fully maintained by the Association. All other single family Lots in the recorded single family plat will still be maintained by the individual Owners of those Lots.
- D. Lots A-1 through A-30 and Lots A-36 through A-44 and Lots A-60 through Lots A-83 in the Project be designated as Lots maintained by the individual Owners of those Lots.
- D. Buildings 2, 3, 7, 8 and 13 through 24 as Townhomes Lots fully maintained by the Association.

Amendment

- 1. **Amendment Provisions.** The Declaration is hereby amended by adding to the Declaration the following Sections in the following Articles:
 - (a) **ARTICLE 4 MAINTENANCE & MODIFICATIONS.** Section 4.1 (a)(7): **Fully**

Maintained Lot shall mean certain Lots in the project designated as Lots A-31 through A-35 and A-45 through A-59 on which the yard, landscaping, and other portions of the Lot outside the Living Unit as determined by the reasonable discretion of the Association shall be maintained by the Association and which shall be assessed an additional assessment (the Fully Maintained Lot Assessment set forth in Article 7, Section 7.7(c) to cover such maintenance costs.

This AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF JORDANELLE RIDGE, PLAT A is executed this August 4th, 2017 by the Association.

Jordanelle Ridge North Home Owners Association, Inc.

By: [Signature]

Print Name: MICHAEL BRADSHAW

Title: PRESIDENT

STATE OF UTAH)
)
 :SS.
 COUNTY OF WASATCH)

This AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF JORDANELLE RIDGE, PLAT A was acknowledged before me this 4th day of August 2017 by Michael Bradshaw in his capacity as the President of Jordanelle Ridge North Home Owners Association, Inc..

[Signature]
NOTARY PUBLIC



Exhibit A to
AMENDMENT OF DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS OF
JORDANELLE RIDGE, PLAT A
(governing the real property set forth below)

JORDANELLE RIDGE PLAT A recorded March 2nd, 2007, in book 933 page 1622-1671

lots A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, and A-72

AND

JORDANELLE RIDGE AMENDED PLAT A 4TH AMENDED TOWNHOME PLAT recorded August 1ST, 2017, in book 1197 page 870-819.

Bldg 2, Units 1D, 2E, and 3F
Bldg 3, Units 1F, 2E, and 3D
Bldg 7, Units 1C, 2B, and 3A
Bldg 8, Units 1A, 2B, and 3C
Bldg 13, Units 1F, 2E, and 3D
Bldg 14, Units 1D, 2E, and 3F
Bldg 15, Units 1D, 2E, and 3F
Bldg 16, Units 1F, 2E, and 3D
Bldg 17, Units 1D, 2E, and 3F
Bldg 18, Units 1D, 2E, 3E, and 4F
Bldg 19, Units 1A, 2B, and 3C
Bldg 20, Units 1C, 2B, and 3A
Bldg 21, Units 1A, 2B, and 3C
Bldg 22, Units 1C, 2B, and 3A
Bldg 23, Units 1A, 2B, and 3C
Bldg 24, Units 1C, 2B, and 3A

And Lots A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83